

# FINDLAY CITY PLANNING COMMISSION



## STAFF REPORT December 8, 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, 1<sup>st</sup> floor of Municipal Building  
December 8, 2022 – 9:00 AM

**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**SWEARING IN**

**APPROVAL OF MINUTES**

**TABLED ITEMS**

**NEW ITEMS**

1. **PETITION FOR ZONING AMENDMENT #ZA-07-2022 filed by filed by the First United Church of Christ, to rezone Parcel # 210001032996 from R-1 Large Lot Residential to O-1 Office/Institution.**
2. **APPLICATION FOR CONDITIONAL USE #CU-08-2022 filed by Enterprise Truck Rental, for outdoor storage in the I-1 Light Industrial District at 240 Stanford Parkway.**
3. **APPLICATION FOR SITE PLAN REVIEW #SP-30-2022 filed by Enterprise Truck Rental, to expand the parking lot at 240 Stanford Parkway.**
4. **APPLICATION FOR CONDITIONAL USE #CU-09-2022 filed by Meijer Inc, for a prescription drive-thru at 2200 Tiffin Avenue.**
5. **APPLICATION FOR SITE PLAN REVIEW #SP-31-2022 filed by Meijer Inc, for an updated site-plan accommodating a prescription drive-thru at 2200 Tiffin Avenue**
6. **APPLICATION FOR CONDITIONAL USE #CU-10-2022 filed by Peterman Associates, to construct residential units in the C-3 Downtown Commercial district at 526 S. Main Street.**
7. **APPLICATION FOR SITE PLAN REVIEW #SP-32-2022 filed by Peterman Associates, to construct a mixed-use retail and residential building at 526 S. Main Street.**

**ADMINISTRATIVE APPROVALS**

**ADJOURNMENT**

**City of Findlay**  
**City Planning Commission**  
City Council Chambers, 1<sup>st</sup> floor of Municipal Building  
Thursday, December 8<sup>th</sup>, 2022 – 9:00 a.m.

**COMMENTS**

**NEW ITEMS**

- PETITION FOR ZONING AMENDMENT #ZA-07-2022 filed by the First United Church of Christ, to rezone Parcel # 210001032996 from R-1 Large Lot Residential to O-1 Office/Institution.**

**General Information**

This request is located at the intersection of Greendale Avenue and Fox Run Road, behind the First United Church of Christ. This site is currently vacant.

**Staff Analysis**

The parcel was created via split in April 2022. At that point, the church had contacted HRPC to discuss the possibility of rezoning. When the parcel was split, it kept the R-1 Large Lot Residential Zoning that the church site is zoned.

The O-1 Institutions and Offices district is established to provide for the development of professional and office type businesses which may serve as buffer areas between residential and more intense commercial districts. The area around the site has a mix of zoning around it including office, commercial, and multi-family high density surrounding the site. Given the surrounding area, staff was supportive of the request.

**Staff Recommendation**

Staff recommends that FCPC recommend approval of **PETITION FOR ZONING AMENDMENT #ZA-07-2022 filed by the First United Church of Christ, to rezone Parcel # 210001032996 from R-1 Large Lot Residential to O-1 Office/Institution.**

**ENGINEERING**

No Comment

**FIRE PREVENTION**

No Comment

**RECOMMENDATION**

CPC Staff recommends that FCPC recommend **approval of PETITION FOR ZONING AMENDMENT #ZA-07-2022 filed by the First United Church of Christ, to rezone Parcel # 210001032996 from R-1 Large Lot Residential to O-1 Office/Institution.**

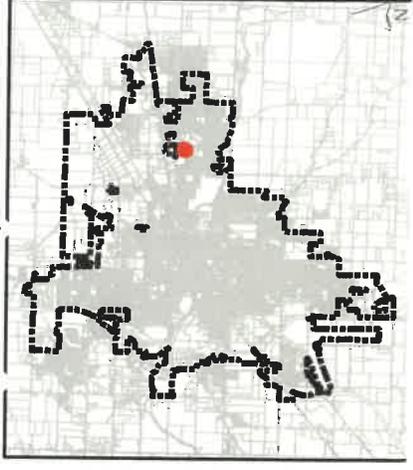
# ZA-07-2022

PETITION FOR  
ZONING AMENDMENT  
filed by the First United  
Church of Christ, to  
rezone Parcel # 210001032996  
from R-1 Large Lot Residential  
to O-1 Office/Institution.

## Legend

-  Greendale Rezone
-  Parcels
-  Road Centerline

Findlay Locator Map



# ZA-07-2022

PETITION FOR  
ZONING AMENDMENT  
filed by the First United  
Church of Christ, to  
rezone Parcel # 210001032996  
from R-1 Large Lot Residential  
to O-1 Office/Institution.

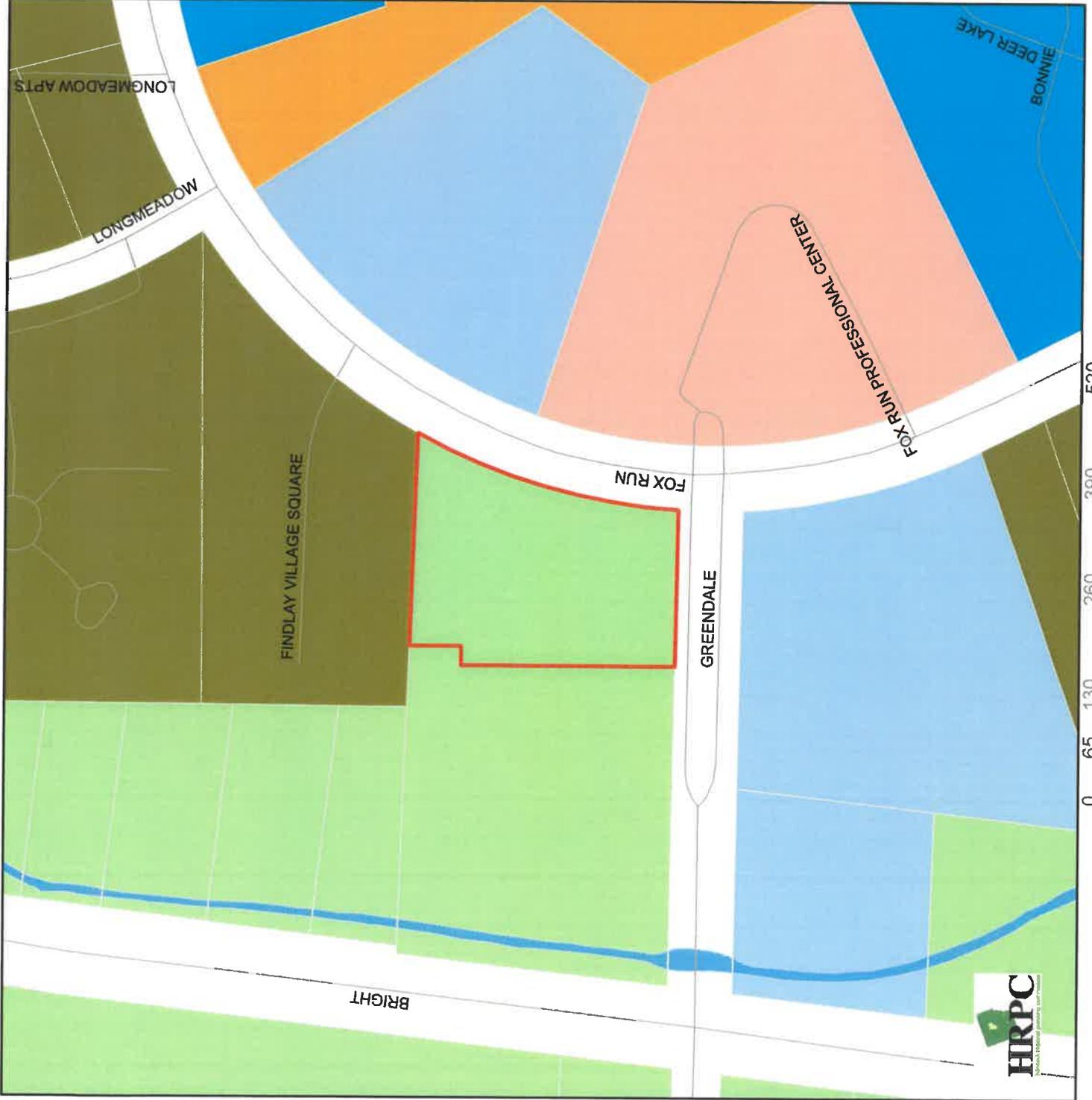
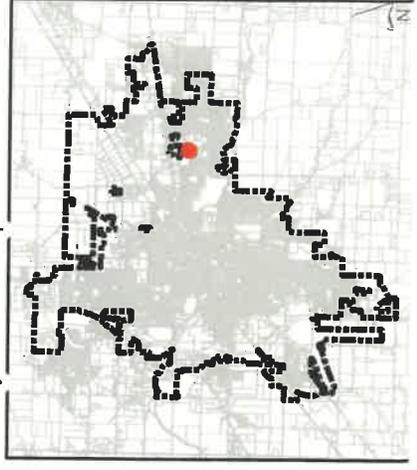
## Legend

- Greendale Rezone
- Parcels
- Road Centerline

## Findlay Zoning

- 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



**2. APPLICATION FOR CONDITIONAL USE #CU-08-2022 filed by Enterprise Truck Rental, for outdoor storage in the I-1 Light Industrial District at 240 Stanford Parkway.**

**CPC STAFF**

**General Information**

This request is located on the west side of Stamford Parkway, just north of W. Main Cross Street. To the south, it is zoned C-2 General Commercial. To the east, it is zoned O-1 Institutions & Office. To the north, it is zoned I-1 Light Industrial. West of the site is zoned Liberty Township B-1 Community Business, although currently they are residential homes. The City of Findlay Land Use Plan designates the property as Industrial.

**Parcel History**

The site is currently vacant having previously been a construction business.

**Staff Analysis**

The applicant is seeking to open an Enterprise out of the existing building. They are not expanding the building footprint but will need to expand the existing parking lot. As part of the Enterprise business, they will need to store vehicles on site for rental.

The Planning Commission shall review the particular facts and circumstances of each proposed use in terms of the following standards and shall find adequate evidence showing that such use of the proposed location:

- (1) Will be harmonious with and in accordance with the general objectives or with any specific objective of the Findlay Zoning Code of current adoption;
- (2) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;
- (3) Will not be hazardous or disturbing to existing or future neighboring uses;
- (4) Will not be detrimental to property in the immediate vicinity or to the community as a whole;
- (5) Will be served adequately by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, and school; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service.

One of the concerns is that the properties to the west are currently residential. An existing fence and tree line on the west side of the site. The applicant is adding additional landscaping to the site. The site plan shows that an additional 78 shrubs will be planted around the perimeter of the parking lot, as well as 6 trees. The parking lot will provide a paved, hard surface, which is required in the outdoor storage standards.

**Staff Recommendation**

CPC Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-08-2022 filed by Enterprise Truck Rental, for outdoor storage in the I-1 Light Industrial District at 240 Stanford Parkway.**

**ENGINEERING**

- No Comment

**FIRE PREVENTION**

- No Comment

**RECOMMENDATION**

Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-08-2022** filed by **Enterprise Truck Rental**, for outdoor storage in the **I-1 Light Industrial District** at **240 Stanford Parkway**:

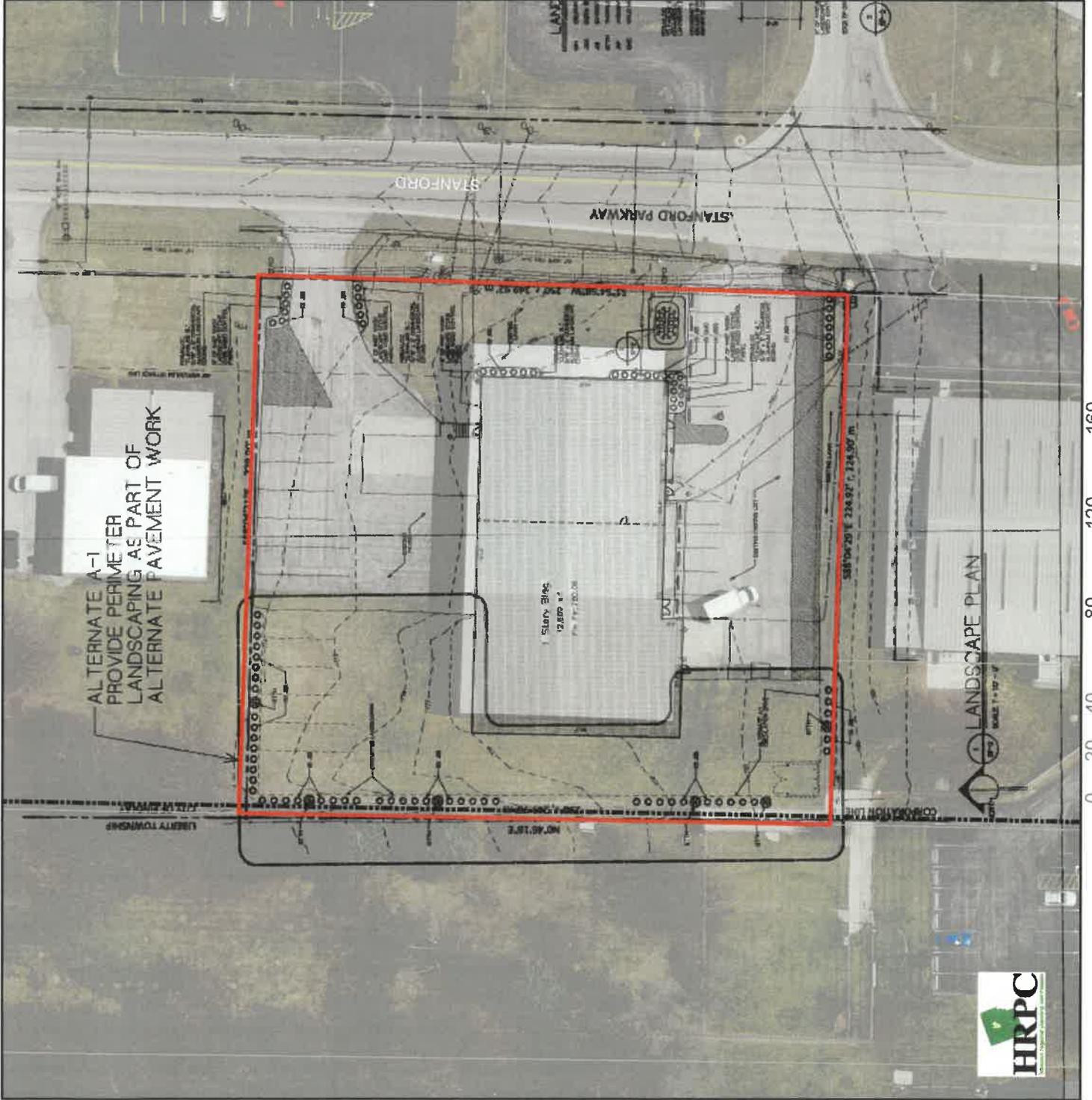
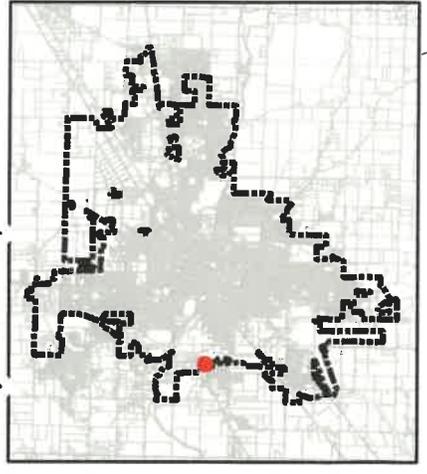
# CU-08-2022

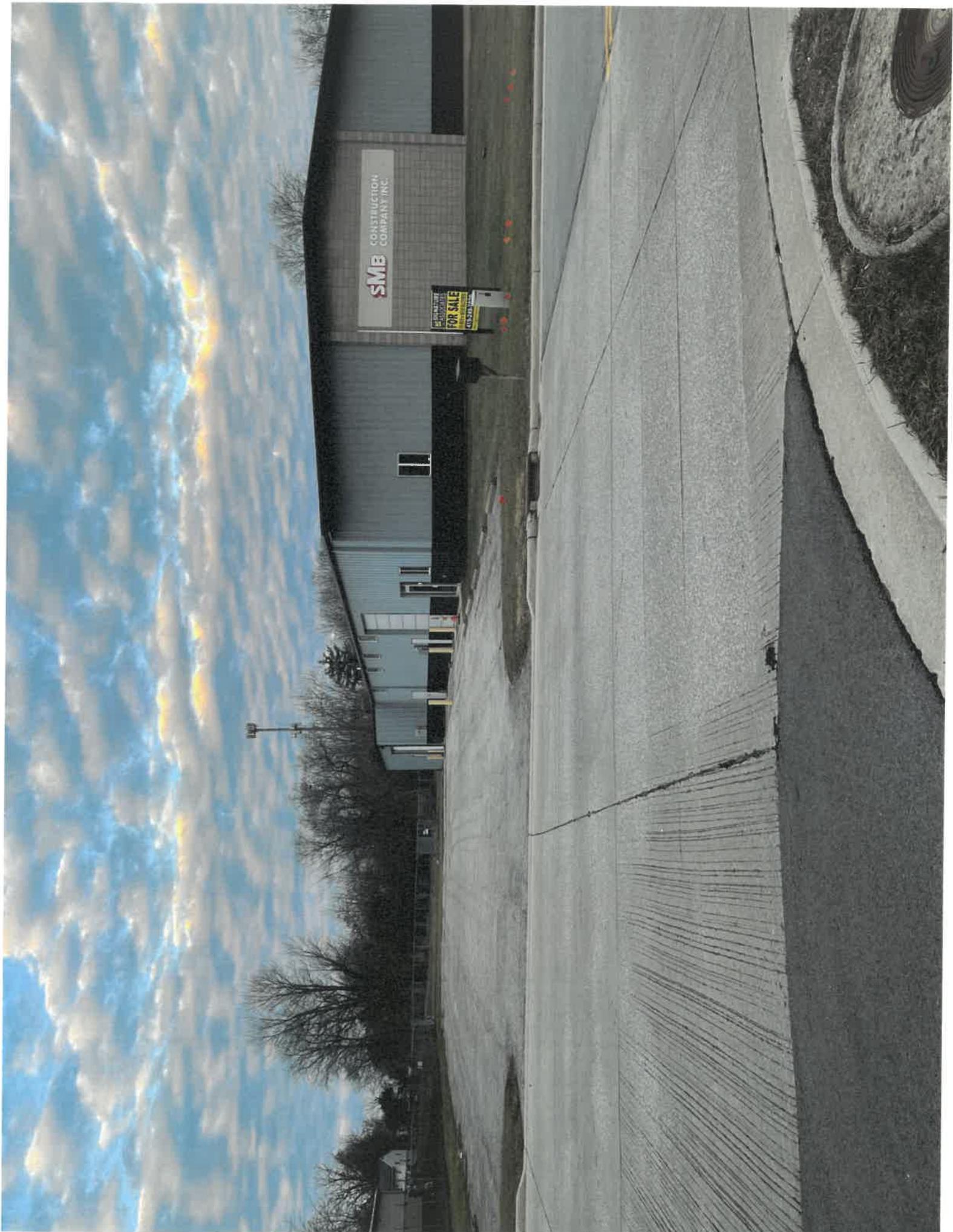
APPLICATION FOR  
CONDITIONAL USE  
filed by Enterprise Truck Rental,  
for outdoor storage in the  
I-1 Light Industrial District at  
240 Stamford Parkway.

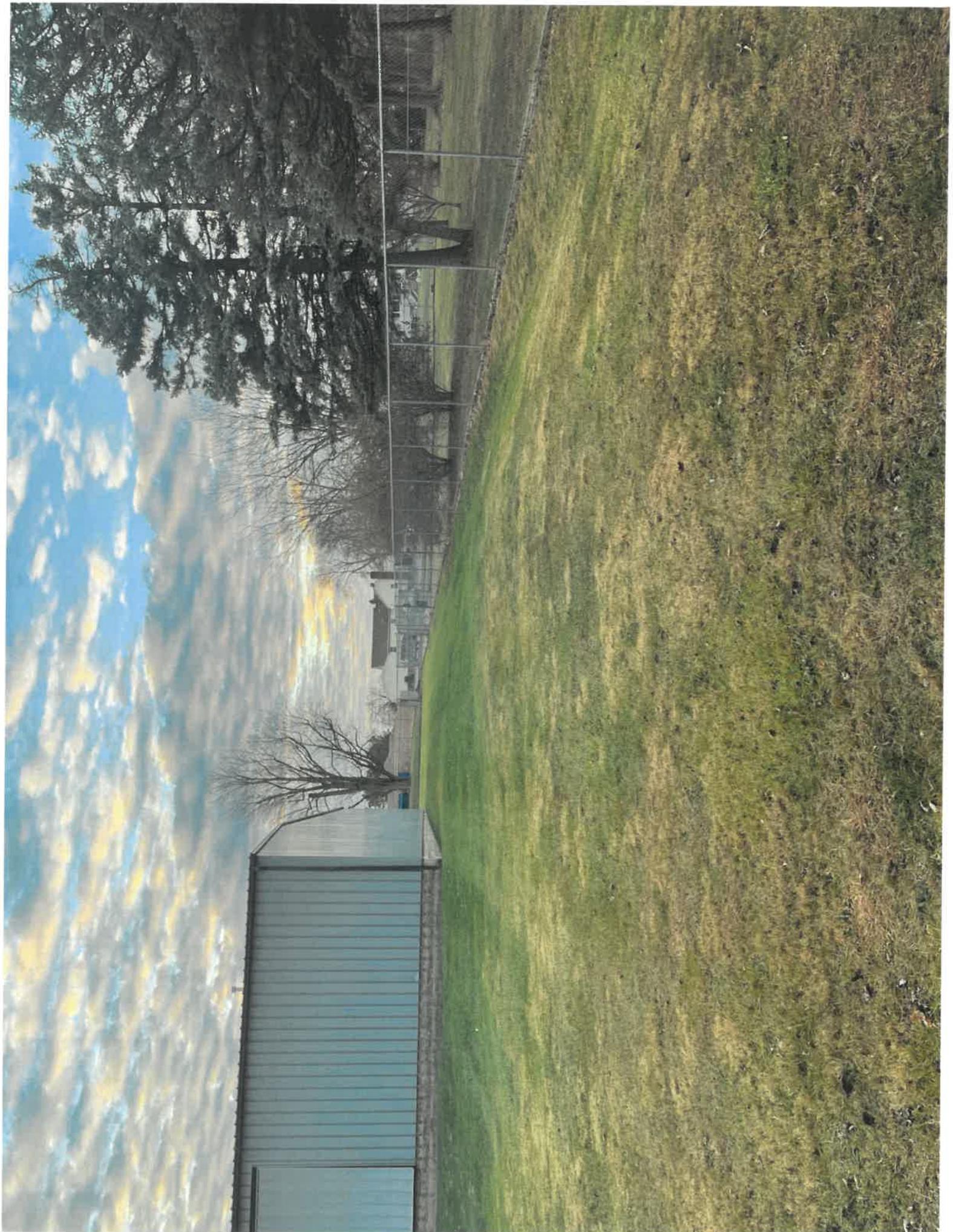
## Legend

- 240 Stamford Parkway
- Road Centerline
- Findlay City

Findlay Locator Map









**3. APPLICATION FOR SITE PLAN REVIEW #SP-30-2022 filed by Enterprise Truck Rental, to expand the parking lot at 240 Stanford Parkway.**

**CPC STAFF**

**General Information**

This request is located on the west side of Stamford Parkway, just north of W. Main Cross Street. To the south, it is zoned C-2 General Commercial. To the east, it is zoned O-1 Institutions & Office. To the north, it is zoned I-1 Light Industrial. West of the site is zoned Liberty Township B-1 Community Business, although currently they are residential homes. The City of Findlay Land Use Plan designates the property as Industrial.

**Parcel History**

The site is currently vacant having previously been a construction business.

**Staff Analysis**

The applicant has provided a new site plan to accommodate the storage of outdoor vehicles at the site. The current site has parking lots on the north and south of the parcel. They are proposing to connect the existing parking lots around the west side of the building to provide additional parking spots for their vehicles.

One of the concerns is that the properties to the west are currently residential. An existing fence and tree line on the west side of the site. The applicant is adding additional landscaping to the site. The site plan shows that an additional 78 shrubs will be planted around the perimeter of the parking lot, as well as 6 trees. The parking lot will provide a paved, hard surface, which is required in the outdoor storage standards.

There is a dumpster area noted in the southwest corner of the parking lot. Staff would just remind the applicant that the dumpster must be enclosed with a six-foot-high decorative fence or wall.

**Staff Recommendation**

CPC Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-30-2022 filed by Enterprise Truck Rental, to expand the parking lot at 240 Stanford Parkway.**

**ENGINEERING**

**Access –**

Site will be access from the existing curb cut on Stanford Parkway. As part of the proposed plans the curb cut will be expanded to the south.

**Water Service –**

Utilizing existing service.

**Sanitary Service –**

Utilizing existing service.

**Stormwater Management –**

Engineering did not see any stormwater calculations, but since the proposed site is adding additional impermeable pavement detention calculations will need to be submitted as part of the site plan. The consultant can work with the Engineering Department once the detention calculations are developed.

**MS4 Requirements –**

The site will disturb less than one (1) acre so the applicant does not need to comply with the City of Findlay's Erosion & Sediment Control Ordinance.

**Recommendations:**

**Approval of the Site Plan**

The following permits may be required prior to construction:

Curb Cut x 1

**FIRE PREVENTION**

- Be sure to obtain all required permits for construction

**RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-30-2022 filed by Enterprise Truck Rental, to expand the parking lot at 240 Stanford Parkway.**

**4. APPLICATION FOR CONDITIONAL USE #CU-09-2022 filed by Meijer Inc, for a prescription drive-thru at 2200 Tiffin Avenue.**

**CPC STAFF**

**General Information**

This request is located on the north side of Tiffin Avenue. To the north of Meijer, there is a property zoned M-2 Multi-Family High Density. Otherwise, it is surrounded by C-2 General Commercial. The City of Findlay Land Use Plan designates the property as Regional Commercial.

**Parcel History**

Meijer has been located on the site since 1985. This is not the first request from Meijer to accommodate a pick-up window for their pharmacy. Meijer first applied for the drive-thru in January 2005. The request was withdrawn prior to the meeting. A second request was brought back in October, where it was tabled, and eventually denied. The configuration was different from the current proposal, with the pickup lane in the front of the building rather than the side.

**Staff Analysis**

The Meijer site is zoned C-2 General Commercial and pick-up windows are listed as a conditional use. It is becoming standard practice for Meijer to include a pick-up lane for their pharmacy. Several stores in the region, have re-arranged the interior of their layout to have the pharmacy on the western wall of the store, to allow for drive-thru lane to go alongside the building, rather than interrupting the traffic in the front of the building.

The pick-up area would impact a 100-foot x 100-foot area that is currently the garden area. The lane would accommodate six cars. The standard for a pick-up window is five cars. There is only room for one lane, and the remainder of the space will allow for pedestrians to cross from the parking lot and into the garden center.

**Staff Recommendation**

CPC Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-09-2022 filed by Meijer Inc, for a prescription drive-thru at 2200 Tiffin Avenue.**

**ENGINEERING**

- No Comment

**FIRE PREVENTION**

- No Comment

**RECOMMENDATION**

Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-09-2022 filed by Meijer Inc, for a prescription drive-thru at 2200 Tiffin Avenue.**

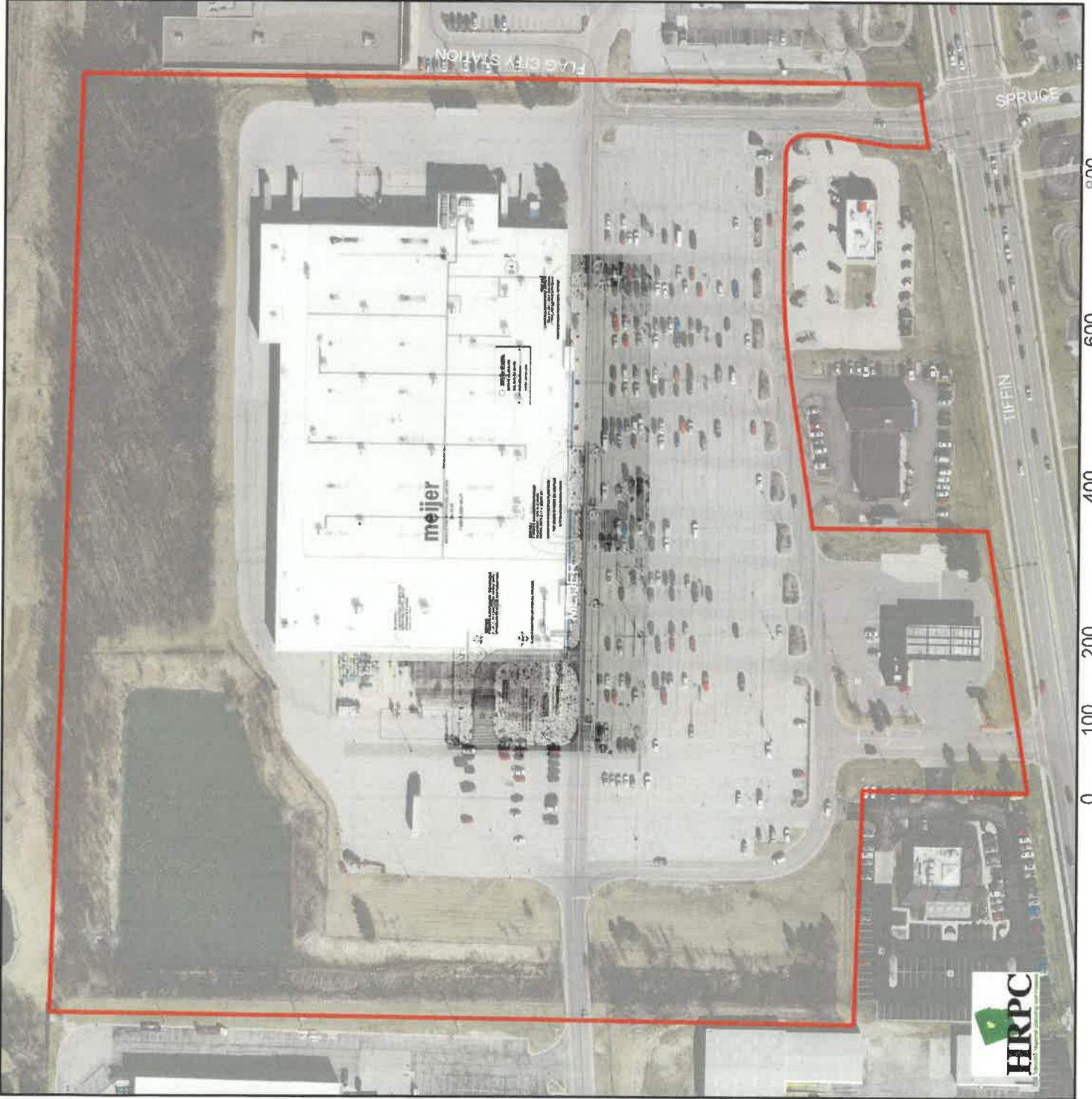
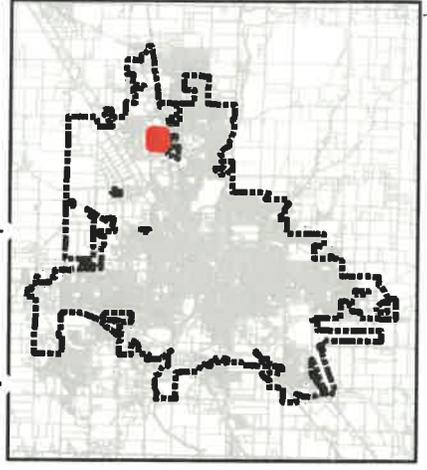
# CU-09-2022

APPLICATION FOR  
CONDITIONAL USE  
filed by Meijer Inc, for a  
prescription drive-thru at  
2200 Tiffin Avenue.

## Legend

- 2200 Tiffin Ave
- Road Centerline

Findlay Locator Map



# CU-09-2022

APPLICATION FOR  
CONDITIONAL USE  
filed by Meijer Inc, for a  
prescription drive-thru at  
2200 Tiffin Avenue.

## Legend



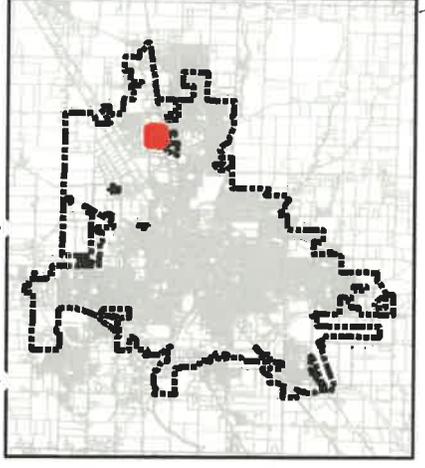
2200 Tiffin Ave



Road Centerline



Findlay Locator Map



**5. APPLICATION FOR SITE PLAN REVIEW #SP-31-2022 filed by Meijer Inc, for an updated site-plan accommodating a prescription drive-thru at 2200 Tiffin Avenue**

**CPC STAFF**

**General Information**

This request is located on the north side of Tiffin Avenue. To the north of Meijer, there is a property zoned M-2 Multi-Family High Density. Otherwise, it is surrounded by C-2 General Commercial. The City of Findlay Land Use Plan designates the property as Regional Commercial.

**Parcel History**

Meijer has been located on the site since 1985. This is not the first request from Meijer to accommodate an expansion and drive-thru for a pharmacy. Meijer first applied for the drive-thru in January 2005. The request was withdrawn prior to the meeting. The request was brought back in October, where it was tabled, and eventually denied. The configuration was slightly different with the pickup lane in the front of the building rather than the side.

**Staff Analysis**

The Meijer site is zoned C-2 General Commercial and pick-up windows are listed as a conditional use. It is becoming standard practice for Meijer to include a pick-up lane for their pharmacy. Several stores in the region have re-arranged the interior of their layout to have the pharmacy on an exterior wall of the store, to allow a pickup lane to go alongside the building, rather than interrupting the traffic in the front of the building.

The pick-up area would affect a 100'x 100' area that is currently the garden area. The lane would accommodate six cars. The standard for a pick-up window is five cars. There will be a curbed island to allow pedestrians to cross from the main parking lot to the garden center. There will be striping and signage to indicate the entrance of the pickup lane.

The site plan does indicate that some changes will be made to the façade of the building. This would include moving the home goods store entrance further east, adding a glass foyer on both entrances, and adding new striping to the parking lot. Staff did not have any concerns with these changes.

**Staff Recommendation**

CPC Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-31-2022 filed by Meijer Inc, for an updated site-plan accommodating a prescription drive-thru at 2200 Tiffin Avenue.**

**ENGINEERING**

Access –

Access does not change from existing, the proposed plan is only adding a drive thru to the building.

Water Service –

Utilizing existing service.

Sanitary Service –

Utilizing existing service.

Stormwater Management –

Amount of impermeable to permeable pavement does not change from pre to post construction.

MS4 Requirements –

The site will disturb less than one (1) acre so the applicant does not need to comply with the City of Findlay's Erosion & Sediment Control Ordinance.

Recommendations:

**Approval of the Site Plan**

#### **FIRE PREVENTION**

- Concerns over the egress paths in regards to the stacking in the drive thru. Can be cleaned up during the remodel.
- Be sure to obtain all required permits for construction/remodel

#### **RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-31-2022 filed by Meijer Inc, for an updated site-plan accommodating a prescription drive-thru at 2200 Tiffin Avenue.**

**6. APPLICATION FOR CONDITIONAL USE #CU-10-2022 filed by Peterman Associates, to construct residential units in the C-3 Downtown Commercial district at 526 S. Main Street.**

**CPC STAFF**

**General Information**

This request is located on the west side of S. Main Street, just north of Hardin Street. It is surrounded by the C-3 Downtown Commercial district. The City of Findlay Land Use Plan designates the property as Downtown Commercial.

**Parcel History**

The site is currently vacant following a fire to the previous mixed-use building in 2012.

**Staff Analysis**

The site is located in the C-3 Downtown Commercial district. The intent of this district is to distinguish the area as unique from all other business district areas in the city. This includes closer massing of buildings, taller buildings, pedestrian-friendly walkways, numerous uses co-existing that are prohibited in other districts, lack of setback, and lack of parking requirements.

The application is requesting to construct a mixed-use building that would have commercial on the first floor and residential units on the upper floors. This would allow for 24 residential units. Given the character of the C-3 district, this request is keeping with the character of the Downtown Commercial District.

**Staff Recommendation**

CPC Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-10-2022 filed by Peterman Associates, to construct residential units in the C-3 Downtown Commercial district at 526 S. Main Street.**

**ENGINEERING**

- No Comment

**FIRE PREVENTION**

- No Comment

**RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-10-2022 filed by Peterman Associates, to construct residential units in the C-3 Downtown Commercial district at 526 S. Main Street.**

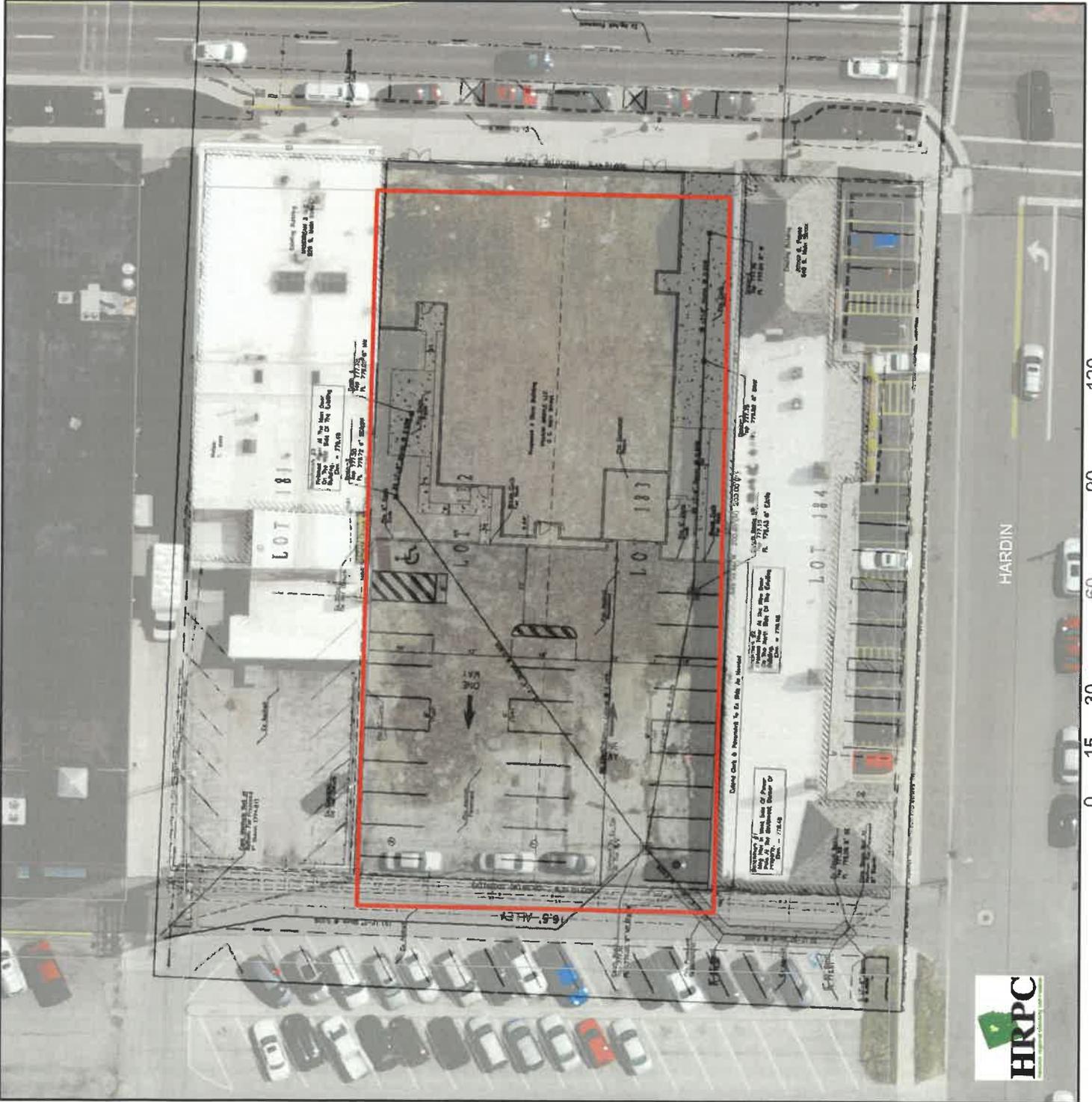
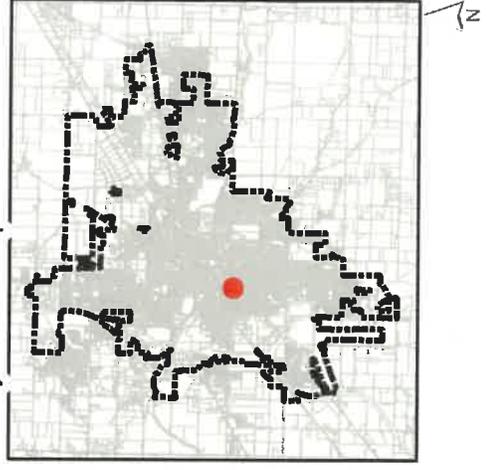
# CU-10-2022

6APPLICATION FOR  
CONDITIONAL USE  
filed by Peterman Associates,  
to construct residential units in  
the C-3 Downtown Commercial  
district at 526 S. Main Street.

## Legend

- 526 S. Main Street
- Parcels
- Road Centerline

Findlay Locator Map



**7. APPLICATION FOR SITE PLAN REVIEW #SP-32-2022 filed by Peterman Associates, to construct a mixed-use retail and residential building at 526 S. Main Street.**

**CPC STAFF**

**General Information**

This request is located on the east side of S. Main Street, just north of Hardin Street. It is surrounded by the C-3 Downtown Commercial district. The City of Findlay Land Use Plan designates the property as Downtown Commercial.

**Parcel History**

The site is currently vacant following a fire to the previous mixed-use building in 2012.

**Staff Analysis**

The application is requesting to construct a mixed-use building that would have a commercial component of the first floor and residential units on the upper floors. This would allow for 24 residential units.

The building meets the standards set out for the downtown district. While the frontage on Main Street leaves a 16-foot gap between the Wine Merchant and the proposed building, it does meet the 60% frontage requirement in the C-3 District. In that gap, there will be a patio and path back to the parking lot in the rear. There will be 25 parking spots for 24 units. The parking spots are 90 degree with a 22-foot drive aisle width. The minimum requirement for the drive aisle for 90-degree parking spots is 24 feet. Staff would encourage the applicant to consider 60 degree angled parking to avoid this issue.

The property is located within the Downtown Design Review District. While elevations were provided for City Planning Commission, the final design of the building will be subject to approval from the Downtown Design Review Board.

**Staff Recommendation**

CPC Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-32-2022 filed by Peterman Associates, to construct a mixed-use retail and residential building at 526 S. Main Street.**

**ENGINEERING**

**Access –**

The site will be accessed from the N-S alley that is to the west of the proposed site. A new parking lot will be developed as part of the site that will contain 26 parking stalls.

**Water Service –**

A new waterline was not shown on the proposed plan, but it is assumed that the building will be utilizing the existing tap for the domestic line. Since this is a new use for the property does the site require fire protection, if it does a separate tap will need to be made for the fire protection as well. Engineering will work with the consultant for size and

location of the proposed waterlines if needed.

Sanitary Service –

The site will be reinstating the existing sanitary lateral that is to the west of the site.

Stormwater Management –

Amount of impermeable to permeable pavement does not change from pre to post construction.

MS4 Requirements –

The site will disturb less than one (1) acre so the applicant does not need to comply with the City of Findlay's Erosion & Sediment Control Ordinance.

Recommendations:

**Approval of the Site Plan**

The following permits may be required prior to construction:

- Curb cut Permit x1
- Water Permits
  - Main Line Tap x1
  - Domestic Tap x1
- Storm Tap x 1
- Sanitary Sewer Reinstatement x1

**FIRE PREVENTION**

- Concerns with the unknown location of the FDC, which could cause concerns with the drive widths in the rear of the building.
- Be sure to obtain all required permits for construction

**RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-32-2022 filed by Peterman Associates, to construct a mixed-use retail and residential building at 526 S. Main Street.**