

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT July 12, 2018

CITY PLANNING COMMISSION MEMBERS

Mayor Lydia L. Mihalik, Chairman
Service Director, Brian Thomas, P.E., P.S.
Jackie Schroeder
Dan DeArment
Dan Clinger

Matt Cordonnier, HRPC Director
Judy Scrimshaw, HRPC Staff
Matt Pickett, Fire Inspector
Jeremy Kalb, Engineering Project Manager
Don Rasmussen, Law Director
Todd Richard, Zoning Inspector

City of Findlay City Planning Commission

Thursday, July 12, 2018 – 9:00 a.m.

COMMENTS

NEW ITEMS

1. PETITION FOR ZONING AMENDMENT #ZA-07-2018 filed to rezone 804 Franklin Avenue from R-2 Single Family Medium Density to R-4 Duplex/Triplex.

General Information

This request is located on the west side of Franklin Avenue. It is zoned R-2 Single Family Medium Density. All parcels to the north, south and east are also zoned R-2. To the west is zoned O-1 Institutions and Offices. 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

There is currently only a garage on this parcel.

Staff Analysis

The applicant is proposing to rezone this parcel to R-4 Duplex/Triplex.

According to records in the zoning office, this lot had a house that was destroyed by fire and demolished in 1977. An old detached garage remains on the lot.

Prior to the zoning code rewrite and map changes in 2012, this lot was zoned B-Residential. B-Residential permitted single family and two family dwellings. According to courthouse records, Mr. Collins purchased the property in 2002 prior to that change.

Staff Recommendation

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-07-2018 filed to rezone 804 Franklin Avenue from R-2 Single Family Medium Density to R-4 Duplex/Triplex.**

ENGINEERING

No Comment


FIRE PREVENTION

No Comment

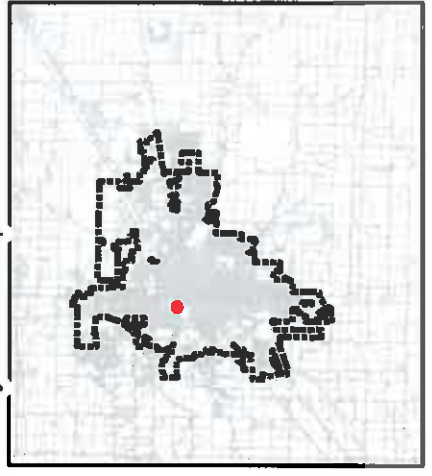
ZA-07-2018

PETITION FOR ZONING AMENDMENT
filed to rezone 804 Franklin Ave.
from R-2 Single Family Medium Density to R-4 Duplex/Triplex

Legend

-  804 Franklin Ave.
-  Parcels
-  Road Centerline
-  Findlay City








Findlay Locator Map



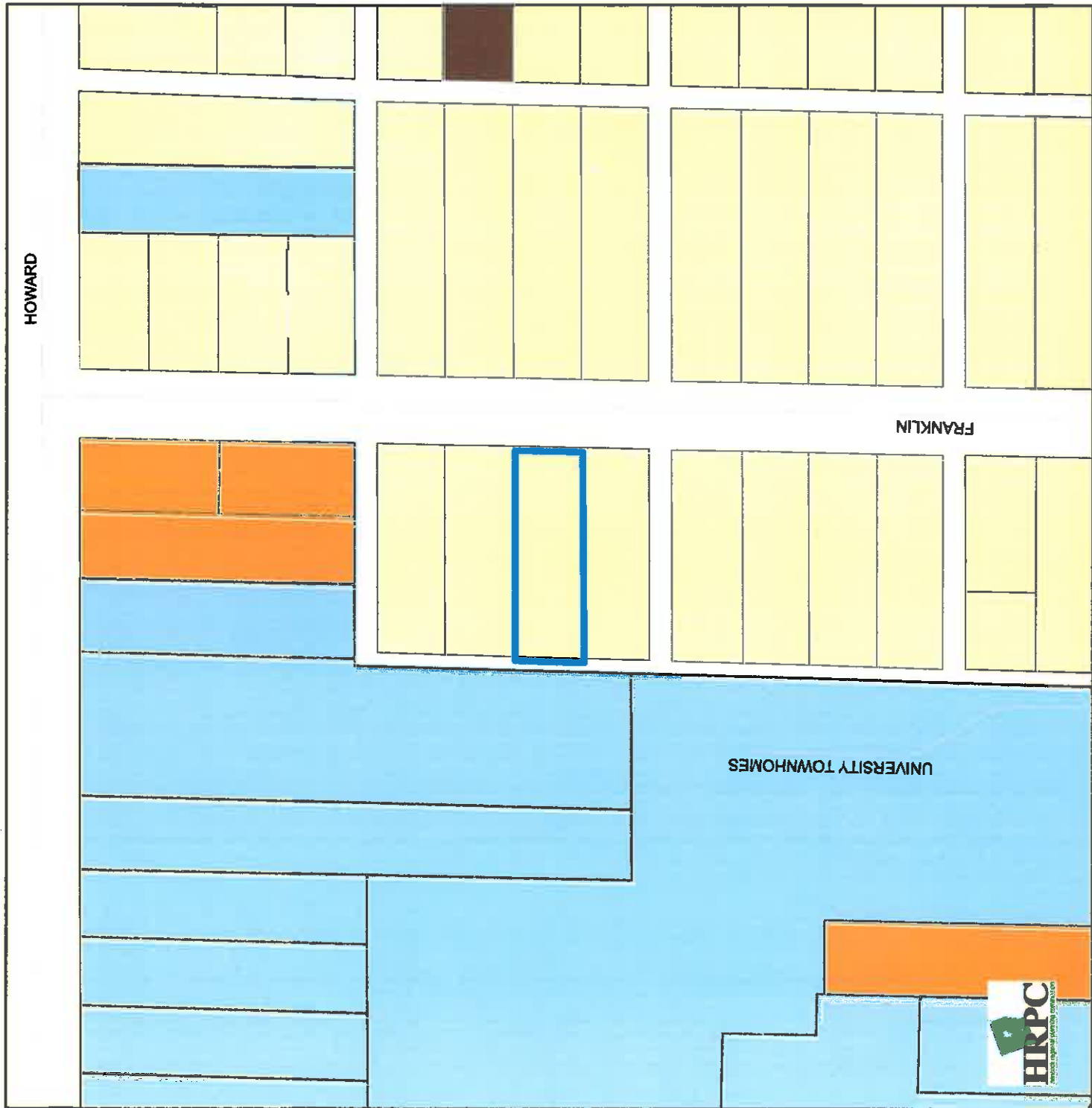
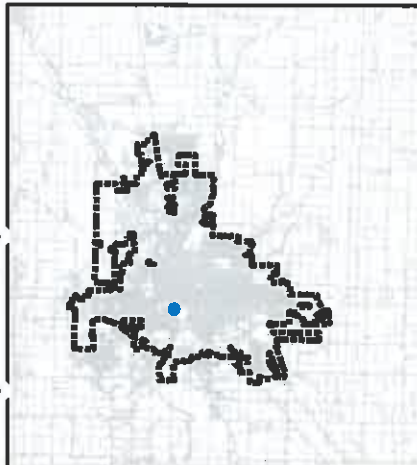
ZA-07-2018

PETITION FOR ZONING AMENDMENT
filed to rezone 804 Franklin Ave.
from R-2 Single Family Medium
Density to R-4 Duplex/Triplex

Legend

-  804 Franklin Ave.
-  Road Centerline
-  Findlay City
- Zoning District**
 -  O1
 -  R2
 -  R3
 -  R4

Findlay Locator Map



2. PETITION FOR ZONING AMENDMENT #ZA-08-2018 filed to rezone 311 E Lincoln Street from C-2 General Commercial to R-4 Duplex/Triplex.

HRPC

General Information

This request is located on the south side of E Lincoln Street. It is zoned C-2 General Commercial. Lots to the east, west and south are also zoned C-2. To the north is zoned C-3 Downtown Commercial. It is not located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Single Family Small Lot.

Parcel History

This property has been used for offices and residential uses through the years. It is currently listed as a two family unit on the County Auditor's website.

Staff Analysis

The applicant is requesting to rezone this lot to R-4 Duplex/Triplex in order to construct a new multi-family unit. The property suffered a fire earlier this year and the owner initially planned to repair the structure. He is now considering demolishing it and starting over with a new structure.

This part of town has a mish mash of uses. Across the street is the YMCA. To the immediate west is the office for Children's Mentoring Connection. Directly east is a mixed-use office/residential. There are single family, duplex and commercial uses all along this side of the street. The old C-2 General Business district permitted all of these uses. The current C-2 General Commercial does not permit any residential uses and is a poor fit for this older neighborhood with small lots.

Staff feels the request is reasonable due to the nature of the neighborhood. Any new structure will have to comply with the current zoning standards.

Staff Recommendation

HRPC Staff recommends that Findlay City Planning Commission recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-08- 2018 filed to rezone 311 E Lincoln Street from C-2 General Commercial to R-4 Duplex/Triplex.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that Findlay City Planning Commission recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-08- 2018 filed to rezone 311 E Lincoln Street from C-2 General Commercial to R-4 Duplex/Triplex.

ZA-08-2018

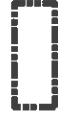
**PETITION FOR
ZONING AMENDMENT**
filed to rezone 311 E. Lincoln St.
from C-2 General Commerical
to R-4 Duplex/Triplex

Legend



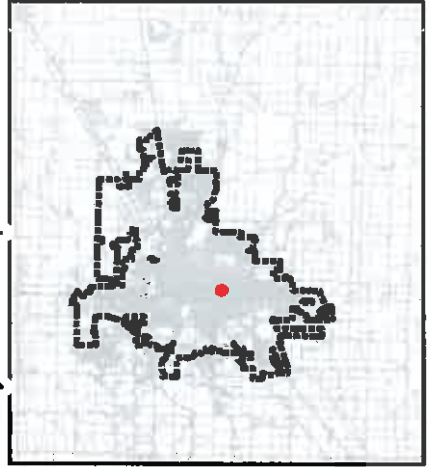
311 E. Lincoln St.

Road Centerline



Findlay City

Findlay Locator Map



ZA-08-2018

PETITION FOR
ZONING AMENDMENT
filed to rezone 311 E. Lincoln St.
from C-2 General Commerical
to R-4 Duplex/Triplex

Legend



311 E. Lincoln St.

Road Centerline



Findlay City

Zoning District



C2



C3

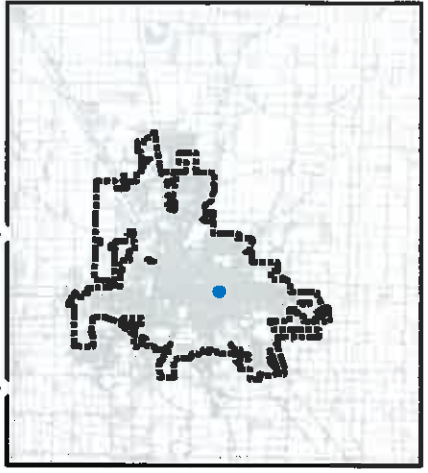


M2



R2

Findlay Locator Map



3. PETITION FOR ZONING AMENDMENT #ZA-09-2018 filed to zone property in the Humble Robinson Annexation to I-1 Light Industrial and M-2 Multiple Family High Density.

HRPC

General Information

This land is currently in Marion Township. One parcel fronts onto Crystal Avenue and the other is on E. Melrose Avenue. Surrounding land is a mix of R-2 Single Family to the north, C-2 General Commercial to the east, M-2 Multiple Family to the west and MH Mobile Home to the south. It is not within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as PMUD Planned Mixed Use Development.

Parcel History

The proposed Industrial area is the site of a new warehouse under construction. The proposed Multi-Family area is under construction as an apartment complex.

Staff Analysis

This request is to rezone the areas presented to classifications in the City of Findlay Zoning code to accompany the annexation of the land into the City. It is required when filing for annexation that the applicant request the appropriate zoning classification so that it is zoned in accordance with the City code when the annexation is completed.

Plans for the Humble Robinson warehouse and the Crawford Station apartment complex were both approved by City Planning Commission and as stated, both are under construction.

The requests are in agreement with the plans approved.

Staff Recommendation

HRPC Staff recommends that Findlay City Planning Commission recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-09- 2018 filed to zone property in the Humble Robinson Annexation to I-1 Light Industrial and M-2 Multiple Family High Density.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that Findlay City Planning Commission recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-09-2018 filed to zone property in the Humble Robinson Annexation to I-1 Light Industrial and M-2 Multiple Family High Density.

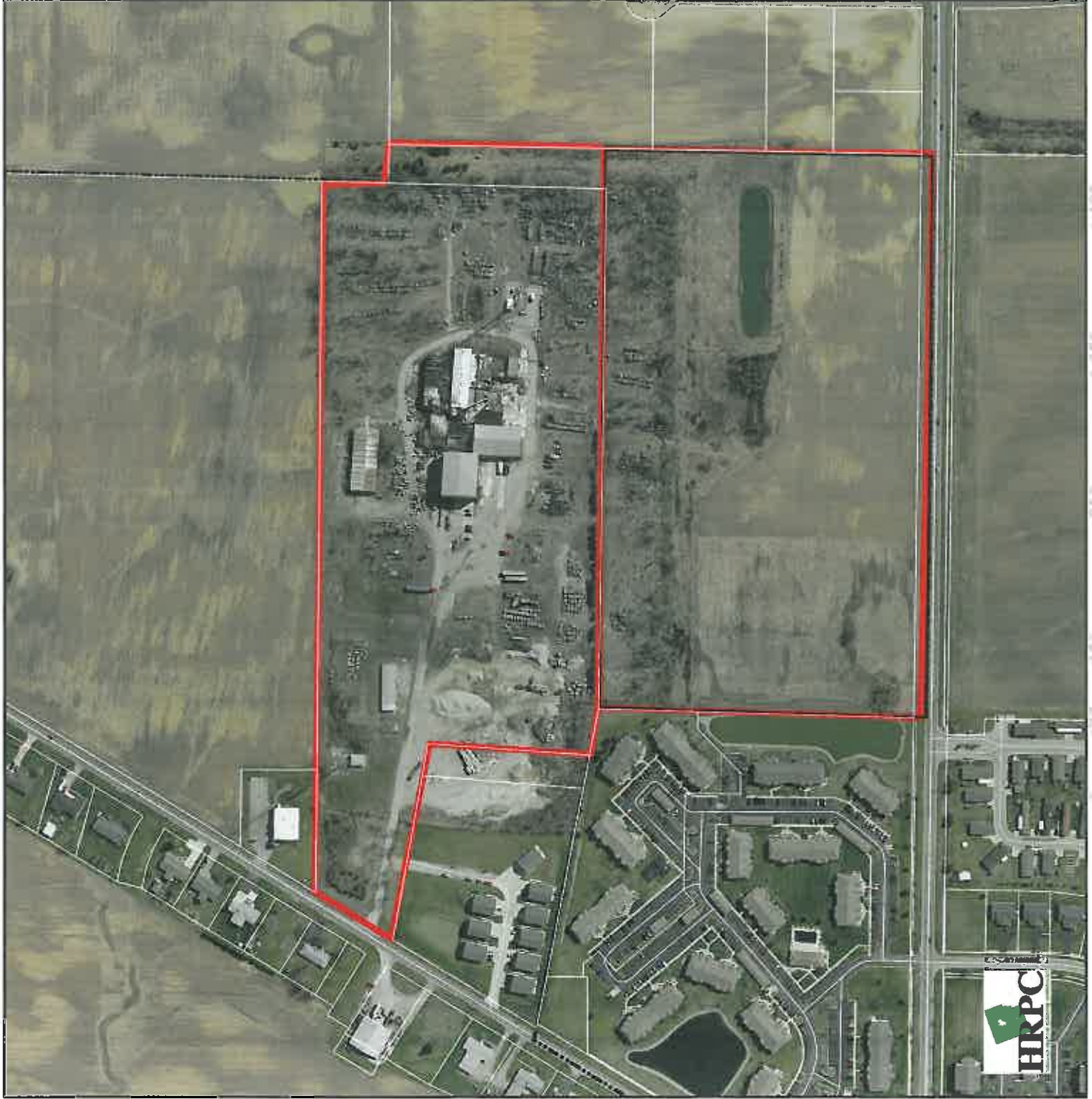
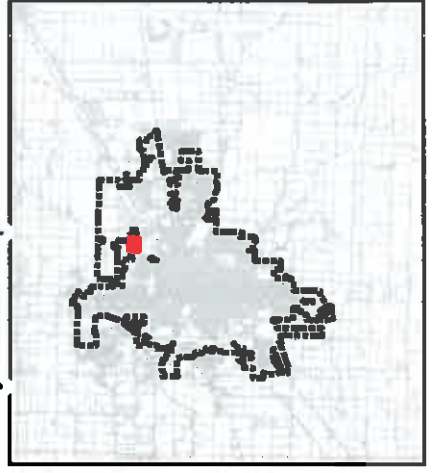
ZA-09-2018

**PETITION FOR
ZONING AMENDMENT**
filed to zone property in the
Humble Robinson Annexation
to I-1 Light Industrial and M-2
Multiple Family High Density.

Legend

-  Humble Robinson
-  Road Centerline
-  Findlay City

Findlay Locator Map



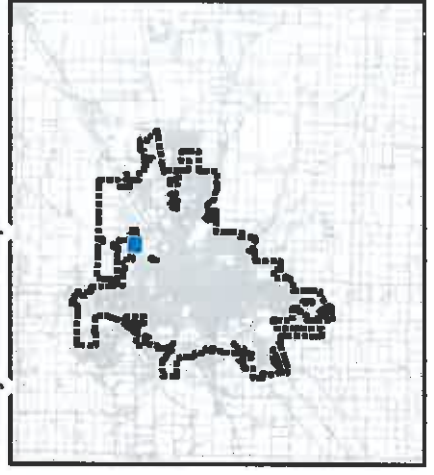
ZA-09-2018

PETITION FOR ZONING AMENDMENT
filed to zone property in the Humble Robinson Annexation to I-1 Light Industrial and M-2 Multiple Family High Density.

Legend

- Humble Robinson
- Findlay City
- Zoning District
- C2
- County
- I1
- M2
- MH
- O1
- R1
- R2
- R4

Findlay Locator Map



4. APPLICATION FOR CONDITIONAL USE #CU-04-2018 filed by Jamie Mundy/Patti Brown to operate a Craft Brewery/Bar at 1016 Tiffin Avenue.

HRPC

General Information

This request is located on the north side of Tiffin Avenue in the Carriage House Plaza shopping center. It is zoned C-2 General Commercial. To the north, south and east is also zoned C-2. To the west is C-2 and R-2 Single Family Medium Density. 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

The site is an old strip mall.

Staff Analysis

Bars, taverns and night clubs are a Conditional Use in the C-2 General Commercial district requiring Planning Commission review and approval.

The applicant currently operates the Vapor Emporium on the south end of the L-shaped strip mall. The applicant proposes to establish the small brewery/bar in the space immediately north of his store. This strip mall has multiple vacant storefronts.

One of the items listed in the zoning code to consider for this particular conditional use are a size limit of 2500 square feet. According to the applicant, the space will be about 1800 square feet and could possibly seat 45-50 people.

Another consideration is for outdoor patios or smoking areas. These may not face a residential area. The applicant did not mention any outdoor seating. The building only has some residential at the rear.

Screening is required if abutting residential. Since this is an older existing retail structure with only the rear abutting anything residential, we do not feel that screening is necessary. There are no proposed changes to the structure and this will just be a change of use. The homes to the rear have privacy fences along the boundary now.

The applicant has stated that they will normally only be open until 10 p.m.

Staff Recommendation

HRPC Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-04-2018 to operate a Craft Brewery/Bar at 1016 Tiffin Avenue.**

ENGINEERING

Will the brewery require a bigger water service line than what is existing?

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Department.

STAFF RECOMMENDATION

Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-04-2018**

to operate a Craft Brewery/Bar at 1016 Tiffin Avenue subject to:

- **Applying for all necessary permits with the Wood County Building Department (FIRE)**
- **Clarification of whether larger water line is needed (ENG)**

CU-04-2018

APPLICATION FOR
CONDITIONAL USE
filed by Jamie Mundy & Patti
Brown to operate a Craft
Brewery/Bar at 1016 Tiffin Ave.

Legend



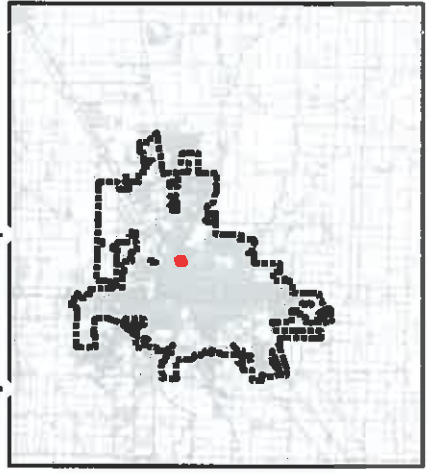
1016 Tiffin Ave.

Road Centerline



Findlay City

Findlay Locator Map



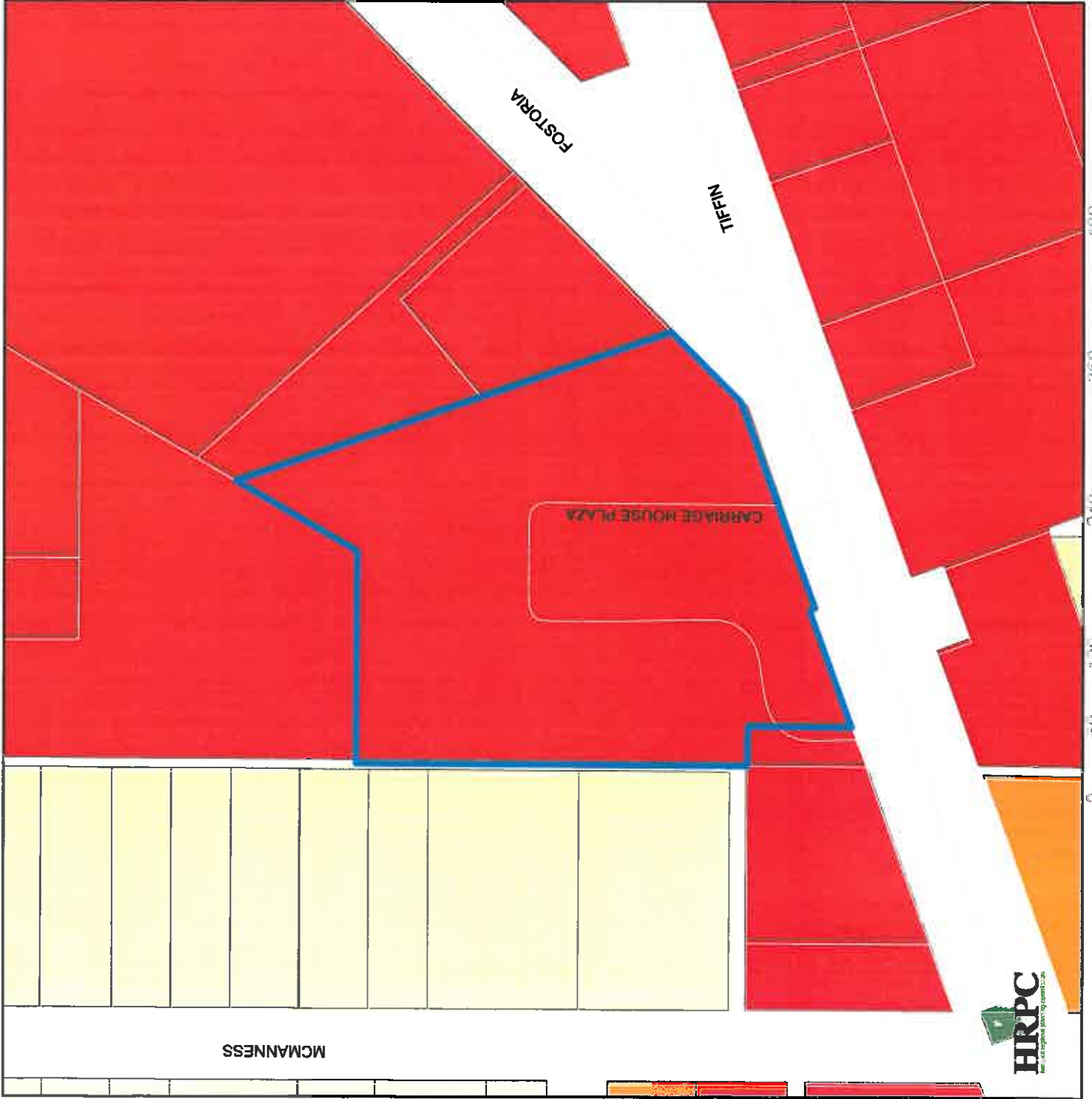
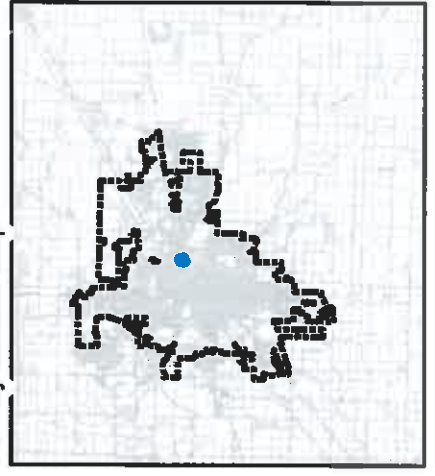
CU-04-2018

APPLICATION FOR
CONDITIONAL USE
filed by Jamie Mundy & Patti
Brown to operate a Craft
Brewery/Bar at 1016 Tiffin Ave.

Legend

- 1016 Tiffin Ave.
- Road Centerline
- Findlay City
- Zoning District
 - C2
 - R2
 - R3

Findlay Locator Map



5. APPLICATION FOR SITE PLAN REVIEW #SP-12-2018 filed by Findlay Quality Collision, 3600 Ventura Drive for an outdoor storage lot at 3600 Ventura Drive.

HRPC

General Information

This request is located on the west side of Ventura Drive. It is zoned I-1 Light Industrial. All abutting parcels are also zoned I-1. It is not located within the 100 year flood plain. The City Land Use Plan designates the site as Regional Commercial.

Parcel History

The parcel is the site of Findlay Quality Collision.

Staff Analysis

The applicants wish to construct a 30,177 square foot stone storage lot north of the existing business. The Industrially zoned districts are the only districts that permit any type of stone-based storage lots.

No storage is permitted within the front yard setback of the I-1 District. The applicant shows the stone lot at the required setback line of 50’.

A condition of approval is that the lot be fenced in and screened if applicable according to Chapter 1161.07 Screening. The plans shows a perimeter fence around the storage area. The Screening section of the code addresses industrial uses as they abut other zoning classifications. There is no requirement to screen if all the surrounding land is also zoned industrial. The site plan indicates a landscape mound along Ventura Drive.

Staff Recommendation

HRPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-12-2018 for an outdoor storage lot at 3600 Ventura Drive.

ENGINEERING

Access –

Will be using the existing drive to Findlay Quality Collision.

Sanitary Sewer – There is no proposed Sanitary Sewer

Waterline – No Proposed Waterline.

Stormwater Management –

Detention for the development will be accommodated by the proposed detention pond that is located on the east side of the project.

MS4 Requirements –

The amount of erodible material that will be disturbed will be less than one acre so the site is will not be required to comply with the City of Findlay’s Erosion & Sediment Control Ordinance.

Recommendations:

- Approval of the Site Plan

FIRE PREVENTION

No Comments

STAFF RECOMMENDATION

Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-12-2018 for an outdoor storage lot at 3600 Ventura Drive.

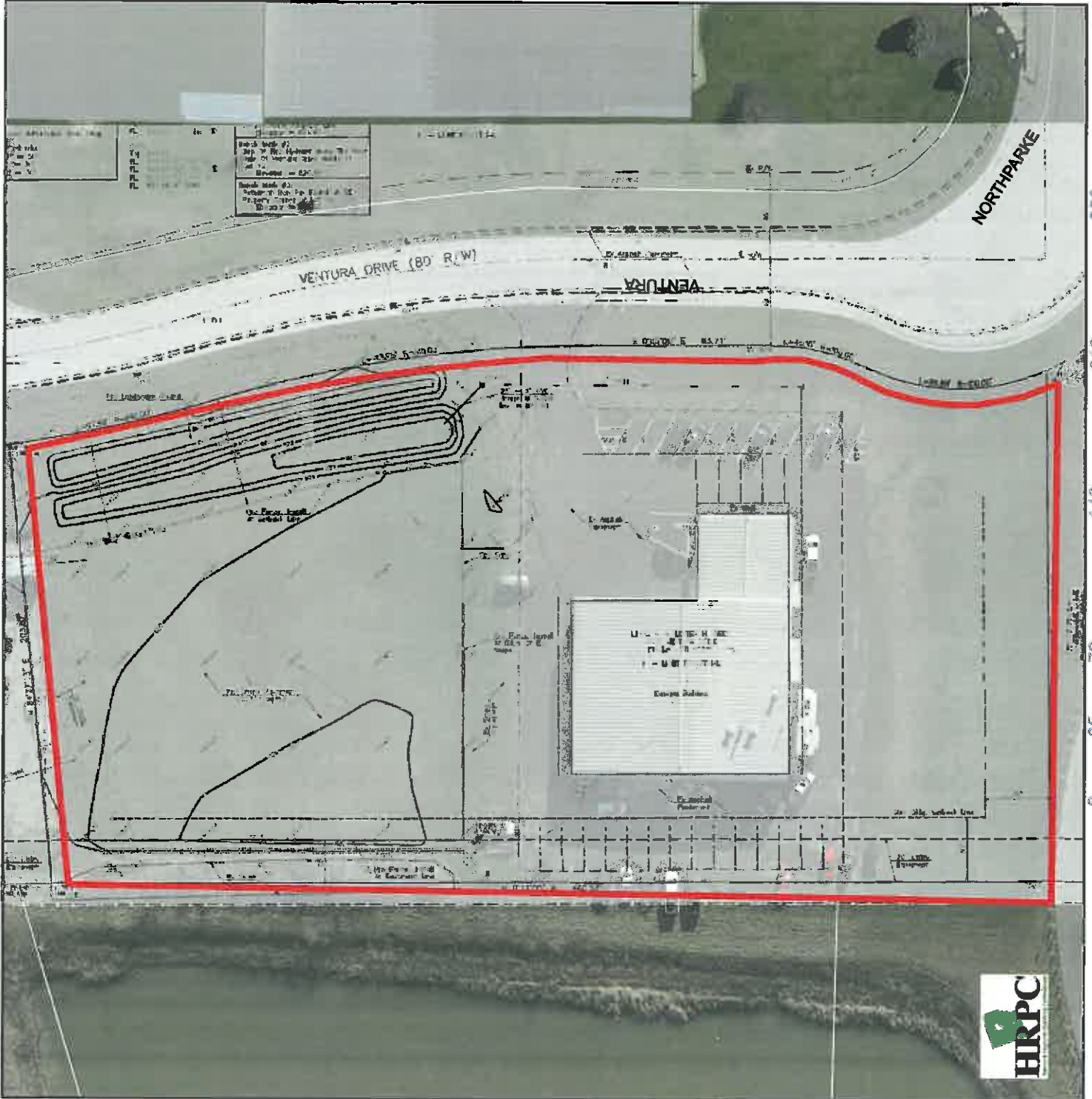
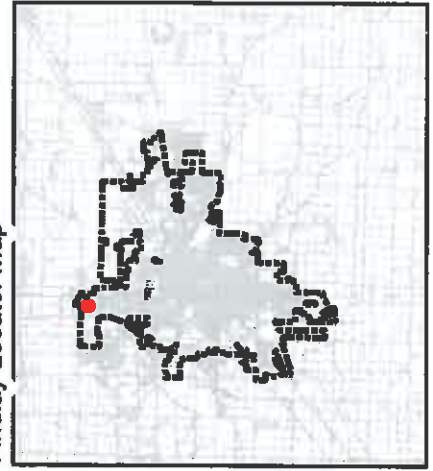
SP-12-2018

APPLICATION FOR
SITE PLAN REVIEW
filed by Findlay Quality Collision
for an outdoor storage lot at
3600 Ventura Dr.

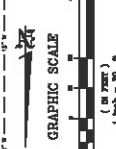
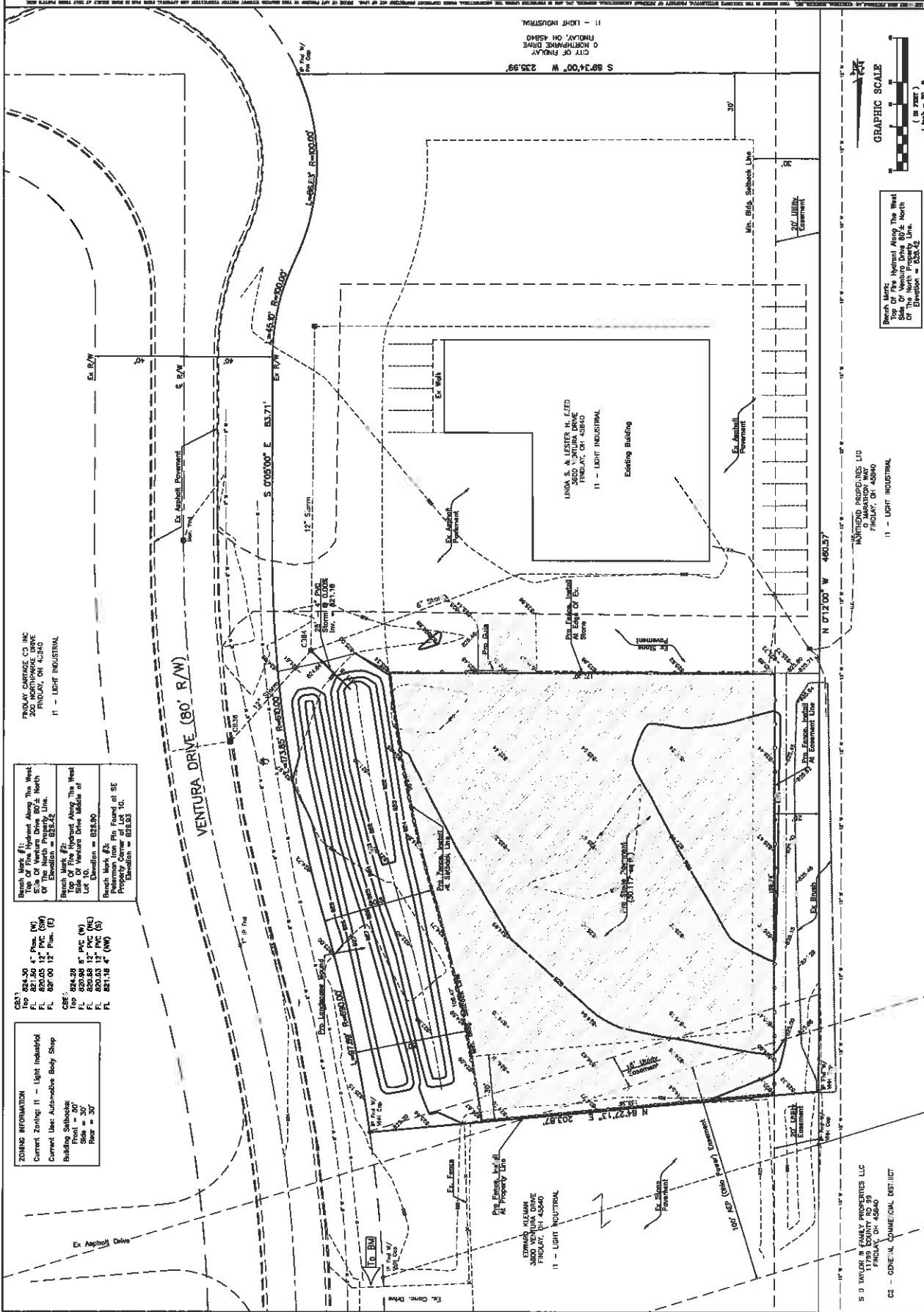
Legend

- 3600 Ventura Dr.
- Findlay City
- Road Centerline

Findlay Locator Map



DOCUMENT PHASE	<input type="checkbox"/> INITIAL
NO. REV.	<input type="checkbox"/>
REVISION/REVISION	<input type="checkbox"/>
CONSTRUCTION	<input type="checkbox"/>
AS-BUILT	<input type="checkbox"/>



Branch Mark #1:
 Top of the Hydrant Along the West
 Side of the North Property Line,
 Elevation = 826.52

BRANCH MARK #1:
 Top of Five Hydrant Along the West
 Side of Ventura Drive 80' ± North
 Elevation = 826.52

BRANCH MARK #2:
 Top of Five Hydrant Along the West
 Side of Ventura Drive 80' ± North
 Elevation = 826.52

BRANCH MARK #3:
 Property Corner of Lot 10.
 Elevation = 826.53

CEB 1:
 Top 824.50
 F.L. 820.05 12" P/C (SW)
 F.L. 827.00 12" P/C (E)

CEB 2:
 Top 824.28 12" P/C (N)
 F.L. 820.88 12" P/C (NE)
 F.L. 820.83 12" P/C (E)
 F.L. 821.18 4" (NW)

ZONING INFORMATION
 Current Zoning: 11 - Light Industrial
 Current Use: Automobile Body Shop
 Building Setbacks:
 Front = 30'
 Side = 30'
 Rear = 35'

INDUSTRIAL PROPERTIES, LLC
 10 MARQUETTE RD.
 FINDLAY, OH 45840
 11 - LIGHT INDUSTRIAL

S U TAYLOR & FAMILY PROPERTIES LLC
 3670 VENTURA DRIVE
 FINDLAY, OH 45840
 CE - CEDE. IL. COMMER. CAL. DIST. I.C.T.

6. APPLICATION FOR SITE PLAN REVIEW #SP-13-2018 filed by HHWP Community Action Commission, 122 Jefferson Street, Findlay for an addition to a building at 1637 Tiffin Avenue, Findlay.

HRPC

General Information

This request is located on the south side of Tiffin Avenue east of Londonderry Drive. It is zoned C-1 Local Commercial. Land to the west is also zoned C-1. To the east is zoned C-1 and C-2 General Commercial. To the north is zoned C-2 General Commercial. Parcels to the south are zoned R-1 Single Family Low Density. It is not located within the 100-year flood plain. The City Land Use Plan designates the site as Regional Commercial.

Parcel History

This parcel was the former site of Stautzenberger College.

Staff Analysis

The applicants wish to demolish an old garage on the site, resurface and restripe the parking lot, add an elevator and exterior stairway and construct a 3800 square foot addition on the south end of the building.

The building addition will be a single story structure. The plan states that this will be warehouse/storage. The CAC does various home repair work and heating and cooling installations and this will allow for the equipment and materials to be stored. There will be two (2) overhead doors installed on the west side.

An exterior staircase and the elevator shaft will be added to the west side of the existing building. Handicap ramps will be installed on both sides of the front entry.

Parking is based on one space per 325 square feet in the O-1 Institutions and Offices District. The plan shows 60 parking spaces. We based our parking calculations on two stories of 7200 square feet each (14,400 square feet) and the addition of approximately 3840 square feet for a total of 18,240 square feet of building. This will calculate out to 57 parking spaces. The new addition is storage now but they did show a potential for possible added office space in the future so it appears that if that would happen they could still meet the standard.

There is an existing tree line across the south property line to act as screening from the residential area.

Staff Recommendation

HRPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-13-2018 filed by HHWP Community Action Commission for the additions at 1637 Tiffin Avenue, Findlay.

ENGINEERING

Access –

Will be using the existing drive to 1637 Tiffin Avenue.

Sanitary Sewer – There is no proposed Sanitary Sewer

Waterline – No Proposed Waterline.

Stormwater Management –

The amount of impervious surface area will remain unchanged from prior use, so no additional storm or detention is required.

MS4 Requirements –

The amount of erodible material that will be disturbed will be less than one acre so the site is will not be required to comply with the City of Findlay’s Erosion & Sediment Control Ordinance.

Recommendations:

- Approval of the Site Plan

FIRE PREVENTION

Apply for all necessary permits with Wood County Building Department

STAFF RECOMMENDATION

Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-13-2018 filed by HHWP Community Action Commission for the additions at 1637 Tiffin Avenue, Findlay.

SP-13-2018

APPLICATION FOR
SITE PLAN REVIEW
filed by HHWP Community
Action Commission for an
addition to a building at 1637
Tiffin Ave.

Legend

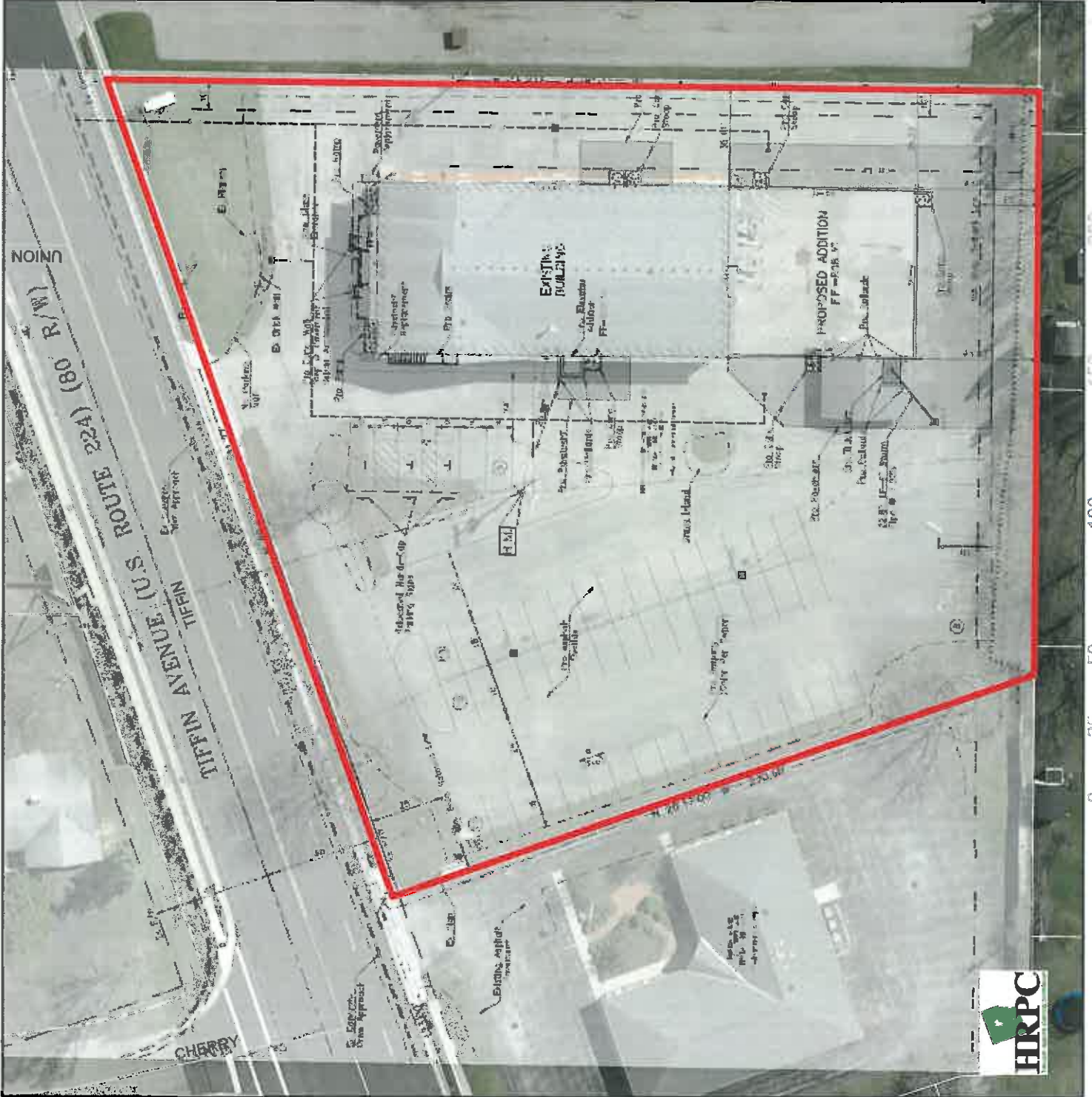
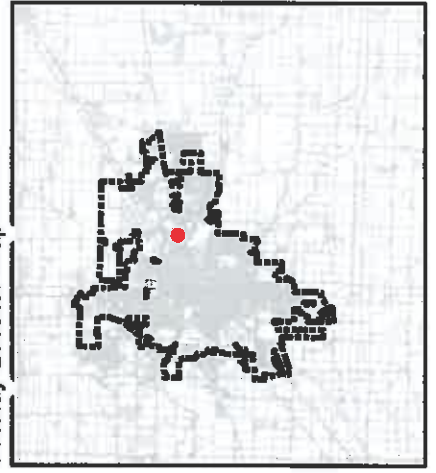


1637 Tiffin Ave.

Findlay City

Road Centerline

Findlay Locator Map



7. REVIEW OF PROPOSED AMENDMENTS TO CITY OF FINDLAY ZONING CODE.



June 27th, 2018

Findlay City Council
318 Dorney Plaza
Findlay, Ohio 45840

Attention: Ron Monday, President

RE: Amendment to the Findlay Zoning Code

Honorable Members of Council:

Hancock Regional Planning Commission respectfully submits three text amendments to the City of Findlay Zoning Code.

The first proposed change expands the number of citizens notified when an item goes through Planning Commission. Section 1113.15 of the zoning code requires that only those properties adjacent to a proposed project be notified. The zoning text amendment requires that all property owners who are located within 250 feet of the applicants property perimeter be notified. Attached are maps showing the difference between the old and proposed ordinance. Additionally the proposed ordinance would require a sign be posted on the applicants property that has an item before the planning commission. The City of Findlay would have signage made that indicates the property is going before planning commission and to call 419-424-7094 for more information.

The second proposed change is to the setbacks in the C-3 Downtown District. The text amendment would require that buildings on Main Street, Main Cross, and Sandusky Street be constructed within 5 feet of the street right-of-way. Additionally it requires that buildings have a minimum width equal to 60 percent of the lot width. These proposed changes would only apply to those building or lots that are zoned C-3.

The third proposed change adds the definition of small wind turbine to the definition section of the zoning code.

Sincerely,

Matt Cordonnier, Director
Hancock Regional Planning Commission

1113.15 PUBLIC NOTICE

A. Notice of applications shall be provided to **adjacent** property owners **located within 250 feet of the applicant property's perimeter**. **Notification shall be postmarked** at least fourteen (14) days prior to the date of the meeting at which the request will be considered. The process for notification shall be as follows:

1. **Staff will provide a list of surrounding property owners to the applicant.**
2. Applicant is to provide addressed envelopes with proper postage
3. Staff review shall verify adjacent property owners
4. Staff will mail out notices
5. Staff report will:
 - i. Identify adjacent property owners
 - ii. Indicate date of mailing notices

B. Posted Notice.

1. **The applicant must ensure that an official sign notice is posted on the subject property. Posted notice must be in the form of official signs provided by the Plan Commission and be done in a manner that makes the notice clearly visible to neighboring residents and passers-by.**
2. **One or more signs must be posted where instructed by the Planning Director. At least one sign must be posted for each lot frontage.**
3. **Required posted notice must be in place for at least 14 days before the hearing, meeting, or date of action that is the subject of the notice.**
4. **Failure to properly post signs is grounds for deferral or denial of the application. No one, except the applicant or an agent of the applicant or the City, shall remove or tamper with any such required sign during the period it is required to be maintained under this section.**
5. **The applicant must remove and return the sign to the City of Findlay within 7 days after the Planning Commission Meeting.**

1137.04 LOT REQUIREMENTS

A. FRONT & REAR YARD REQUIREMENTS

1. **Main Street, Main Cross and Sandusky**

Buildings are not permitted to be set back more than 5 feet from the right-of-way; up to 50 percent of the building frontage can be set back an additional 5 feet to provide a public-private space.

2. No front or side yards are required in the C-3 Districts.

B. REAR YARDS

1. Loading spaces shall be provided in the ratio of at least ten (10) square feet per front foot of the building

2. Where an alley exists or is provided at the rear of the buildings, the rear building setback and loading requirements may be computed from the center of said alley.

1137.05 BUILDING WIDTH

A. REQUIRED BUILDING WIDTH

1. Buildings are to have a minimum width of 60 percent of the lot width.

1137.06 APPLICABLE CHAPTERS

1161.14 ALTERNATIVE ENERGY

1161.14.1 SMALL WIND TURBINES - INTENT

It is the purpose of this regulation to promote the safe, effective, and efficient use of small wind energy systems installed to reduce the on-site consumption of utility supplied electricity. ~~(Add Definition in Back)~~

Chapter 1174

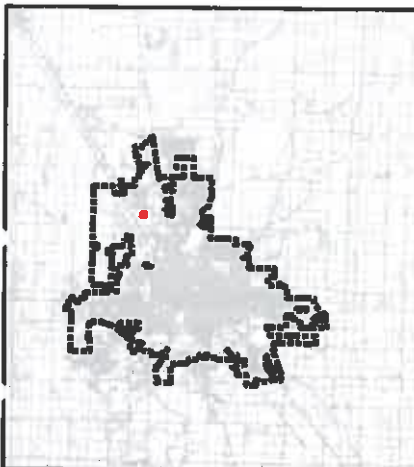
Small Wind Turbine – A wind turbine with swept areas of 200 square meters or less.

Old Vs. New Notification Standards

Legend

- Old Notification Method
- New Notification Method
- 1800 Manor Hill Rd.

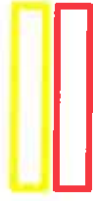
Findlay Locator Map



Old Vs. New Notification Standards

No change.

Legend



Findlay Locator Map

