

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

Minutes

MEMBERS PRESENT:

Mayor Muryn
Rob Martin
Dan DeArment
Jackie Schroeder
Dan Clinger

STAFF ATTENDING:

Matt Cordonnier, HRPC Director
Jacob Mercer, HRPC Staff
Jeremy Kalb, City Engineer
Kevin Shenise, Fire Prevention
Erik Adkins, Zoning Administrator & Flood Administrator

GUESTS:

Marilyn Stiltner, Todd Jenkins, Judy Scrimshaw, Jon Zuccola, Holly Frische

CALL TO ORDER

ROLL CALL

The following members were present:

Mayor Muryn
Rob Martin
Dan DeArment
Jackie Schroeder
Dan Clinger

SWEARING IN

All those planning to give testimony were sworn in by Jacob Mercer.

APPROVAL OF MINUTES

Dan Clinger motioned to approve the minutes for the November 10, 2022 meeting. Dan DeArment seconded. Motion approved 5-0-0.

NEW ITEMS

- 1. 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.**

DISCUSSION

Mayor Muryn asked if the applicant was present. Marilyn Stiltner, Council President and Treasurer for First United Church of Christ came to the podium. Ms. Stiltner stated that they have a potential buyer that would like to place a commercial building on the site. Mayor Muryn

asked to clarify that by Commercial she meant a business that complies with the O-1 Institutions and Offices zoning. Ms. Stiltner replied yes. It is a medical office.

MOTION

Mayor Muryn made motion to 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.**

2nd: Dan DeArment

Matt Cordonnier noted that he had received a few phone calls and once he explained that a medical office was the client, there were no concerns from the neighborhood.

VOTE: Yay (5) Nay (0) Abstain (0)

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:**

DISCUSSION

Mr. Cordonnier asked that the Mayor combine items 2 and 3. We will give the Staff reports for both and then vote on the two parts separately. The Mayor agreed and noted that Items 4 and 5 and 6 and 7 are also combination Conditional Use and Site Plans and will be handled the same.

- 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 Stamford Parkway.**

ENGINEERING

Access –

Site will be access from the existing curb cut on Stamford 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.**

DISCUSSION

Engineer, Jeremy Kalb noted that he will need detention calculations.

Jon Zuccola from Enterprise Rent a Car came to the podium. Mayor Muryn asked for verification of the hours of operation for the business. Mr. Zuccola replied that they are open from 7 am to 5 pm.

Dan Clinger asked if this is strictly truck rentals. Mr. Zuccola replied that they do box trucks and heavy-duty pick-ups. There are no tractor trailers. He can’t rule out that there may not be cars here in the future, but at this point in time there will not be cars.

Jackie Schroeder noted that the parking lot expansion is to the west and wraps around the building but is listed as alternate A1. She asked if that is all planned to be now or in the future. Mr. Zuccola stated that they look to do that immediately for cost reasons.

Dan Clinger asked if there is any concern on detention for this. Jeremy Kalb replied that he did not see any detention cales, but he will work with the applicant’s consultant prior to any asphalt going down. They will have to account for that. Dan Clinger said it looks like it would run on to the neighbor’s property. Mr. Kalb stated that he could not find a regional detention pond in their records for the area. They will work it out with the consultant. Mayor Muryn stated that we will add that as a condition of approval on the site plan.

Mr. Clinger asked if there is any additional site lighting. Mr. Zuccola replied that it will initially be on the building. If they ever redo anything and add poles they will come back and get that approved.

Mr. Clinger asked if there is any landscaping in the front. Mr. Zuccola responded that there is some moderate landscaping in the front. Mr. Clinger asked Mr. Cordonnier is there is a rule on what those plants can be. Jacob Mercer replied that he reviewed perimeter landscaping. He believes it was level 2 option 3 between residential and commercial uses. Because of the additional trees and landscaping existing on the parcel to the west he felt comfortable with the plan. Mr. Clinger asked what type of bushes-low or high. Mr. Cordonnier pointed out that the bushes have to be 24” tall when installed and the trees be 1 ½” caliper at planting. Mr. Zuccola said it appears they are junipers. Mr. Cordonnier said he would like them to email him more details of the planting specifically on the perimeter. He wants detail on mature heights and widths. Mr. Zuccola said that is no problem. He said there is some kind of dog park adjacent to their site also. Jackie Schroeder stated that it may be related to the vet office in front on Main Cross. There appears to be a walkway connecting it.

Rob Martin asked if there is additional signage planned. He said it shows signage on the building right only. Mr. Zuccola replied that the intent is to change the signs on the building right now. They are undecided on possibly applying for a pole or ground sign at another time. There is a request from a utility company to do some poles across the front so they are holding off for sure at this time. If in the future they feel the need for a sign they will come back and apply.

MOTION

Dan Clinger made a motion to approve 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

2nd: Jackie Schroeder

VOTE: Yay (5) Nay (0) Abstain (0)

Christina Muryn made a motion to approve APPLICATION FOR SITE PLAN REVIEW #SP-30-2022 filed by Enterprise Truck Rental, to expand the parking lot at 240 Stanford Parkway subject to the following conditions:

- **The detention calculations and plans be approved by the Engineer**
- **The landscaping plans be verified as satisfactory by HRPC**

2nd: Dan Clinger

VOTE: Yay (5) Nay (0) Abstain (0)

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.**

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**.

DISCUSSION

The Mayor noted that items 4 & 5 will be considered as one review and vote will be separate on the two parts.

Matt Levitt, real estate manager for Meijer, came forward to speak. He explained that this is part of what they call and RS2 remodel. It will include a change in a number of items in the layout of the store itself. These are the external items that are being considered today for the pharmacy pick up and the new entry prototype with the glass towers. The remodel will bring the store up to current status within the Meijer fleet.

Dan Clinger stated that if he understands the plans correctly, the entries will have a new facade and the entry to the west end will be moved about 20-30 east from the current location. Mr. Levitt pointed out the entries and stated that they will have the new glass tower with a squared off roofline. The entrances will become clearer with a higher tower than the roofline of the store. They will be labelled as “Fresh” and “Home” to delineate which end has groceries and which has the home goods, pharmacy, healthcare, seasonal, etc. The pharmacy and health and beauty section will be remodeled and be larger so the entry will be moved to accommodate that.

Mr. Clinger asked what the large area where the garden center was and now seems to be an island would be used for. Mr. Levitt replied that most stores handle that in their own way. They would prefer to see it used for outdoor display of plants, etc. rather than be left empty. Mr. Clinger asked about checkouts for the garden center. Mr. Levitt said there will be one inside the garden center building but not outside. Mr. Clinger said he had some concern about foot traffic going from the outdoor display area to the garden center and crossing the traffic for the pick-up window. Mr. Levitt replied that there are stop bars and a marked pedestrian traffic lane. The areas should not be heavily trafficked with cars. It is only for pharmacy pick up. Mr. Clinger commented that it seems like there should be a major entry to the garden center on the west end. Mr. Levitt stated that there is plenty of parking on the west side of the garden center and if the only intention is to go there, he doesn't think too many would park to the south and walk across.

Dan DeArment asked about the roof line and overhang in that area. Mr. Levitt stated that that will go away and the roof line will be flat. The drive thru window will be built into the wall. There is a canopy over that. Dan Clinger asked about the pavement markings. Mr. Levitt replied that there will be standard curbs. Part will be concrete and other asphalt. They will use standard pavement markings such as yellow curbs, etc.

MOTION

Dan DeArment made a motion to approve **APPLICATION FOR CONDITIONAL USE #CU-09-2022 filed by Meijer Inc, for a prescription drive-thru at 2200 Tiffin Avenue.**

2nd: Dan Clinger

VOTE: Yay (5) Nay (0) Abstain (0)

MOTION

Christina Muryn made a motion to approve **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.**

2nd: Dan Clinger

VOTE: Yay (5) Nay (0) Abstain (0)

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.**

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.**

DISCUSSION

The Mayor noted that once again Items 6 & 7 will be considered in one discussion and voted on separately.

Tim Spencer, property owner, came to the podium. He stated that they had acquired the property last fall. They are working with the local Peterman Associates as their engineer/consultant. They would like to accommodate 3-4,000 square feet of commercial space on the first floor as well as amenity space for the residential units on floors two, three and four. There is a gap between the Wine Merchant building and their proposed structure to encourage patio space. If anyone has been to Marysville, Newark or Zanesville, they have alleyways that are highly decorated, lit and are made to be pedestrian friendly. He stated that pulling the building back would encourage parking to the rear of their property as well as the public parking behind and encourage pedestrians to cut through rather than having to go to the corner and around. Once they get their approvals here and with the Downtown Review folks, Craig Gossman (Architect) and his team will be given the green light to prepare the construction drawings. They hope to start construction in the second quarter of 2023.

Dan Clinger stated that he believes that the Conditional Use approval is for the residential use of the property. He commented that this is a multi-family use and there is normally a parking requirement. He understands that the C-3 zoning district does not require parking but he wondered if we should address the parking for the residential use as part of the Conditional Use. Perhaps we should specifically state that they are providing one spot per unit. Mr. Cordonnier asked that Mr. Clinger clarify what he is asking. Mr. Clinger stated that since this is in the vein of Multi-family should we address that some parking is being provided but not up to the normal standards for Multi-family. Mr. Cordonnier replied that it does meet requirements of the C-3 district so he does not feel that the parking needs to be pointed out in the approval. Mayor Muryn commented that that is one of the key aspects of downtown living. Most residents realize that they will need to figure out parking if they drive. She doesn't feel it would be appropriate to try to establish some kind of parking tied to the location when that is not the district where this is located.

Dan DeArment asked if the difference in a 22' or 24' aisle width is a big deal. Mr. Cordonnier deferred to Jeremy Kalb. Jeremy stated that it can be done. Some retail stores have shrunk this down to get more parking on their property. You may need to make an extra 3-point turn at times,

but if can be done. Todd Jenkins, Peterman Associates, noted that the prior Findlay Zoning Code had a standard of 22' before this version was adopted. So, it would have met that standard. Mr. DeArment asked how many spaces they would lose if they designed it as 60-degree parking. Mr. Jenkins replied that he thinks it was four spaces. Mr. Kalb noted that the 24' accounts for your larger trucks that are 4-door and longer beds. We probably won't see those type of vehicles here. He feels comfortable with it. Mr. Cordonnier noted that they are applying for a variance with BZA to allow the shorter width of the aisle.

Mayor Muryn stated that this is an exciting project. The site has been vacant for quite some time and she is glad to see that it is progressing in this fashion. She is happy that they are containing it to the existing property and are able to provide some parking. Downtown living is a different style and she doesn't have issue with the ratios. She likes the aesthetics of the alleyways. The City team is looking at how they can improve the alleyways in downtown and this will be a great asset. She is excited to see the project move forward.

Dan Clinger asked about the requirement in C-3 for loading zone space. Does this need to come into play? Mr. Spencer replied that in the first floor they expect a retail/restaurant co-working space. They have one potential tenant that they cannot disclose at this time because they are still working on terms. They were thinking about coming back to the City later to discuss if possibly one of the parking spots could be designated as a short-term parking zone. If not, they look at allocating one or two spaces in the rear for that tenant to have 5- or 10-minute pick up.

Rodney Kramp, owner of the building to the north of the site, came to the podium. He asked how the building will attach to theirs if it does attach. Tim Spencer replied that there is a common party wall that is recorded on both properties from long ago. They decided to attach on this side because the agreements on the side of the Wind Merchant were much less clear. There is a recorded document against Mr. Kramp's property that shows how they could expand and go higher and attach to their property, etc. The new building will actually just touch Mr. Kramp's building.

MOTION

Christina Muryn made a motion to approve **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**

2nd: Jackie Schroeder

VOTE: Yay (5) Nay (0) Abstain (0)

MOTION

Christina Muryn made a motion to approve **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 subject to:**

- **BZA approval of reducing the parking aisle from 24' to 22"**

2nd: Dan Clinger

VOTE: Yay (5) Nay (0) Abstain (0)

There being no further business, Mayor Muryn adjourned the meeting.