

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT July 11, 2013

CITY PLANNING COMMISSION MEMBERS

**Mayor Lydia L. Mihalik, Chairman
Service-Safety Director, Paul E. Schmelzer, P.E., P.S.
Thom Hershey
Joseph Opperman**

**Matt Cordonnier, HRPC Director
Judy Scrimshaw, HRPC Staff
Matt Pickett, Fire Inspector
Steven C. Wilson, P.E., P.S., Engineer
Don Rasmussen, Law Director**

City of Findlay City Planning Commission

Thursday, July 11, 2013 - 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

NEW ITEMS

1. **FINAL PLAT #FP-05-2013** filed by Brookview Homes, Inc., 401 Scarlet Oak Drive, Findlay, OH for **Somerset Park 1st Addition**.
2. **FINAL PLAT #FP-06-2013** filed by Brookview Homes, Inc., 401 Scarlet Oak Drive, Findlay, OH for **Somerset Park 2nd Addition**.
3. **SITE PLAN APPLICATION #SP-13-2013** filed by Stanford 101, LTD, 101 Stanford Pkwy., Findlay for **storage units** at 101 Stanford Pkwy., Findlay, OH.
4. **CONDITIONAL USE APPLICATION #CU-02-2013** filed by Amanda Crates, 23535 TR 68, Dunkirk, OH for a Reception facility incidental to Funeral Services at 219 W. Sandusky Street, Findlay, OH.
5. **ALLEY/STREET VACATION PETITION #AV-05-2013** filed by Harrison Griffith, 800 5th Street, Findlay to vacate the unimproved right of way of Leiser Avenue north of 5th Street.
6. **PETITION FOR ZONING AMENDMENT #ZA-05-2013** filed by Huntington National Bank to rezone 721 Rockwell Avenue from I-1 Light Industrial to R-3 Single Family Small Lot.
7. **PETITION FOR ZONING AMENDMENT #ZA-06-2013** filed by Catherine A. Mutchler to rezone 133 Hillcrest Avenue from R-1 Single Family Low Density to O-1 Institutions & Offices.
8. **APPLICATION FOR EXPANSION OF A CONDITIONAL USE #CU-03-2013** filed by Findlay Entertainers Club, 2511 Oakmont Drive, Findlay for expansion of a building located at 1545 Payne Avenue.

ADMINISTRATIVE APPROVALS

ADJOURNMENT

City of Findlay City Planning Commission

Thursday, July 11, 2013 - 9:00 AM

COMMENTS

NEW ITEMS

1. **FINAL PLAT #FP-05-2013** filed by Brookview Homes, Inc., 401 Scarlet Oak Drive, Findlay, OH for **Somerset Park 1st Addition**.

HRPC

General Information

This is a residential subdivision located off the south side of CR 95 in Section 2 of Liberty Township. It is zoned R-1 One Family in the Township. All abutting land is also zoned R-1 One Family in Liberty Township. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Large Lot.

Parcel History

A new Preliminary Plat was reviewed and approved by FCPC at the June 13, 2013 meeting.

Staff Analysis

This phase of the subdivision contains four (4) lots off the south end of Silver Lake Drive.

The Final Plat is consistent with the Preliminary Plat approved last month.

HRPC Staff recommends approval of the Final Plat of Somerset Park 1st Addition.

ENGINEERING

Construction plans are being reviewed.

FIRE PREVENTION

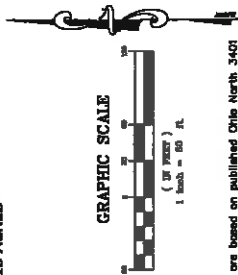
No Comment

STAFF RECOMMENDATION

Staff recommends that FCPC approve the **Final Plat of Somerset Park 1st Addition**.

Final Subdivision Plat of SOMERSET PARK 1ST ADDITION

BEING A PART OF THE SW 1/4 OF SECTION 2, T1N, R10E,
LIBERTY TOWNSHIP, COUNTY OF HANCOCK, STATE OF OHIO,
2.313 ACRES



NOTE: All bearings are based on published Ohio North 3400
Zone State Plane Coordinate System.

CURVE #	LENGTH	RADIUS	BEARINGS	CHORD	DELTA
C1	174.32'	883.07'	S 73° 42' 00" E	174.32'	203.23° 22'
C2	1.70'	883.07'	N 87° 27' 00" E	1.70'	0° 11' 00"
C3	88.30'	471.00'	S 89° 59' 59" E	88.30'	107° 00' 00"
C4	88.37'	471.00'	S 89° 59' 59" E	88.37'	107° 00' 00"
C5	88.48'	471.00'	S 89° 59' 59" E	88.48'	107° 00' 00"
C6	88.62'	471.00'	S 89° 59' 59" E	88.62'	107° 00' 00"

Legend:
 O = Point Not
 A = Point Not
 D = Point Not

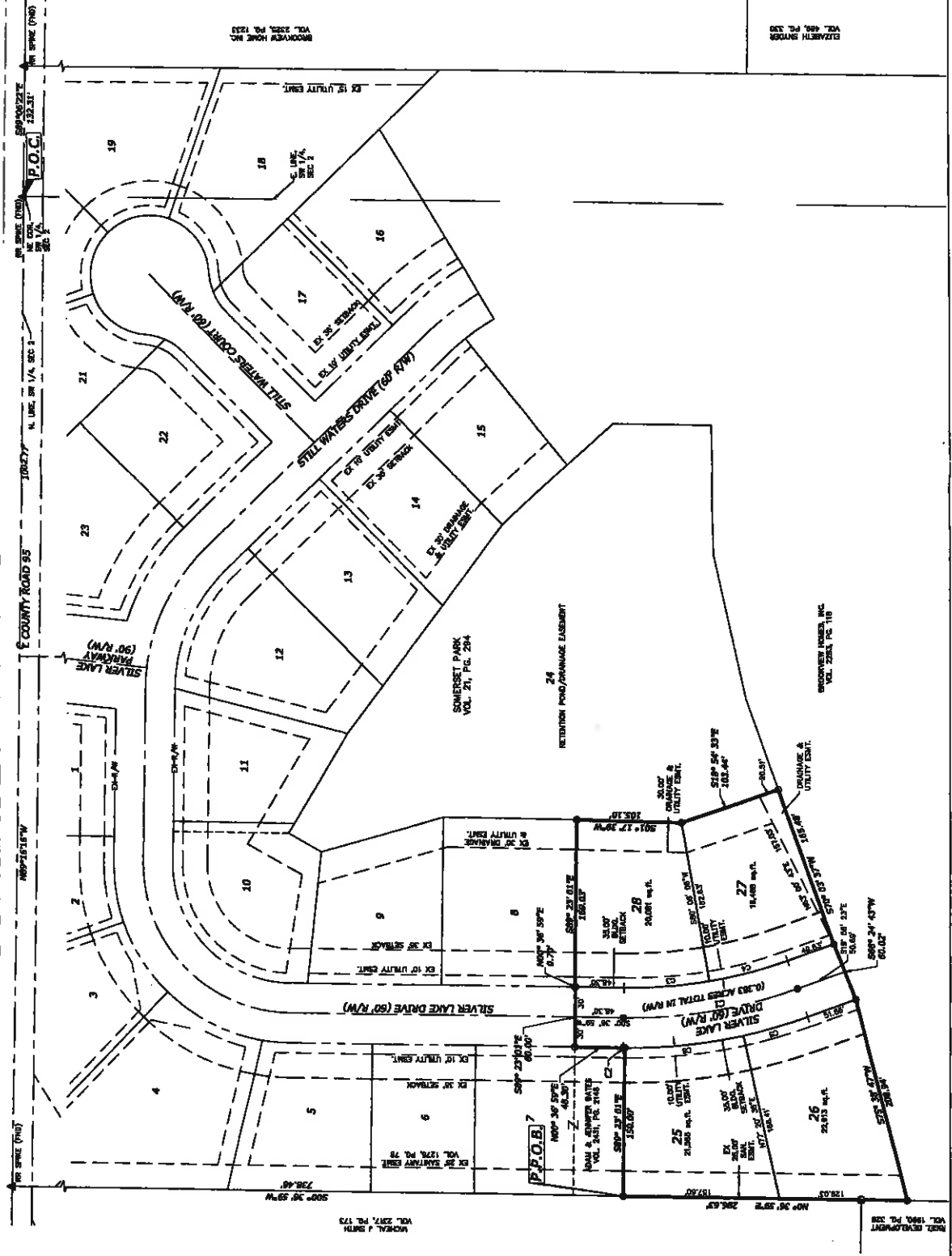
DATE: JUNE 13, 2013
PREPARED FOR:

OWNER/DEVELOPER:
BROOKVIEW HOMES, INC.
401 SCARLET OAK DR.
FINDLAY, OH 45840

NO.	REVISION	BY	DATE

VAN HORN, HOOVER
& ASSOCIATES, INC.
SURVEYING & ENGINEERING
P.O. BOX 612
FINDLAY, OHIO 45830
(419) 423-6630
EMAIL: trj@vanhornhoover.com

18000\Plan1 Plan\200000-101.dwg
SHEET 1 OF 2



2. FINAL PLAT #FP-06-2013 filed by Brookview Homes, Inc., 401 Scarlet Oak Drive, Findlay, OH for **Somerset Park 2nd Addition.**

HRPC

General Information

This is a residential subdivision located off the south side of CR 95 in Section 2 of Liberty Township. It is zoned R-1 One Family in the Township. All abutting land is also zoned R-1 One Family in Liberty Township. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Large Lot.

Parcel History

A new Preliminary Plat was reviewed and approved by FCPC at the June 13, 2013 meeting.

Staff Analysis

This phase of the subdivision consists of nine (9) new lots off the south end of Still Waters Drive.

The Final Plat is consistent with the Preliminary Plat approved last month.

HRPC Staff recommends approval of the Final Plat of Somerset Park 1st Addition.

ENGINEERING

Construction plans are being reviewed.

FIRE PREVENTION

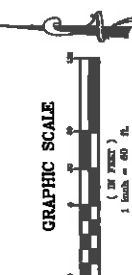
No Comment

STAFF RECOMMENDATION

Staff recommends that FCPC **approve Final Plat #FP-06-2013 of Somerset Park 2nd Addition.**

Final Subdivision Plat of SOMERSET PARK 2ND ADDITION

BEING A PART OF THE SW 1/4 AND SE 1/4 OF SECTION 2, T11N, R20E,
LIBERTY TOWNSHIP, COUNTY OF HANCOCK, STATE OF OHIO,
5.630 ACRES



NOTE: All bearings are based on published Ohio North 3401
Zone State Plane Coordinate System.

CURVE #	LENGTH	RADIUS	BEARINGS	CHORD	DELTA
C1	86.00'	470.00'	N89°28'25"W	86.00'	109°00'
C2	33.50'	270.00'	S84°07'28"E	33.52'	75°00'
C3	166.81'	200.00'	N19°08'18"W	163.70'	31°40'00"
C4	34.18'	200.00'	N87°32'17"E	34.14'	87°30'
C5	107.83'	500.00'	N85°28'20"W	107.82'	107°30'
C6	148.33'	270.00'	N19°08'18"W	147.33'	31°40'00"
C7	28.00'	170.00'	N89°28'25"E	28.00'	89°30'
C8	21.72'	20.00'	N81°16'40"E	21.08'	49°20'00"
C9	28.40'	20.00'	N79°16'40"E	28.48'	48°20'00"
C10	113.81'	530.00'	N85°28'20"W	113.59'	32°19'11"
C11	80.70'	330.00'	N83°02'50"W	80.41'	104°44'46"
C12	81.71'	330.00'	N77°03'20"W	81.41'	108°52'22"
C13	37.88'	230.00'	N53°09'15"E	37.84'	92°51'17"
C14	31.30'	75.00'	S13°09'55"E	31.13'	289°27'22"
C15	14.00'	75.00'	N81°16'40"W	14.04'	81°12'
C16	70.82'	75.00'	N84°18'00"E	68.31'	84°12'48"
C17	58.33'	75.00'	S73°01'00"E	58.70'	44°30'12"
C18	58.33'	75.00'	N68°52'30"W	53.54'	287°30'
C19	15.08'	470.00'	N89°28'25"W	15.08'	108°00'

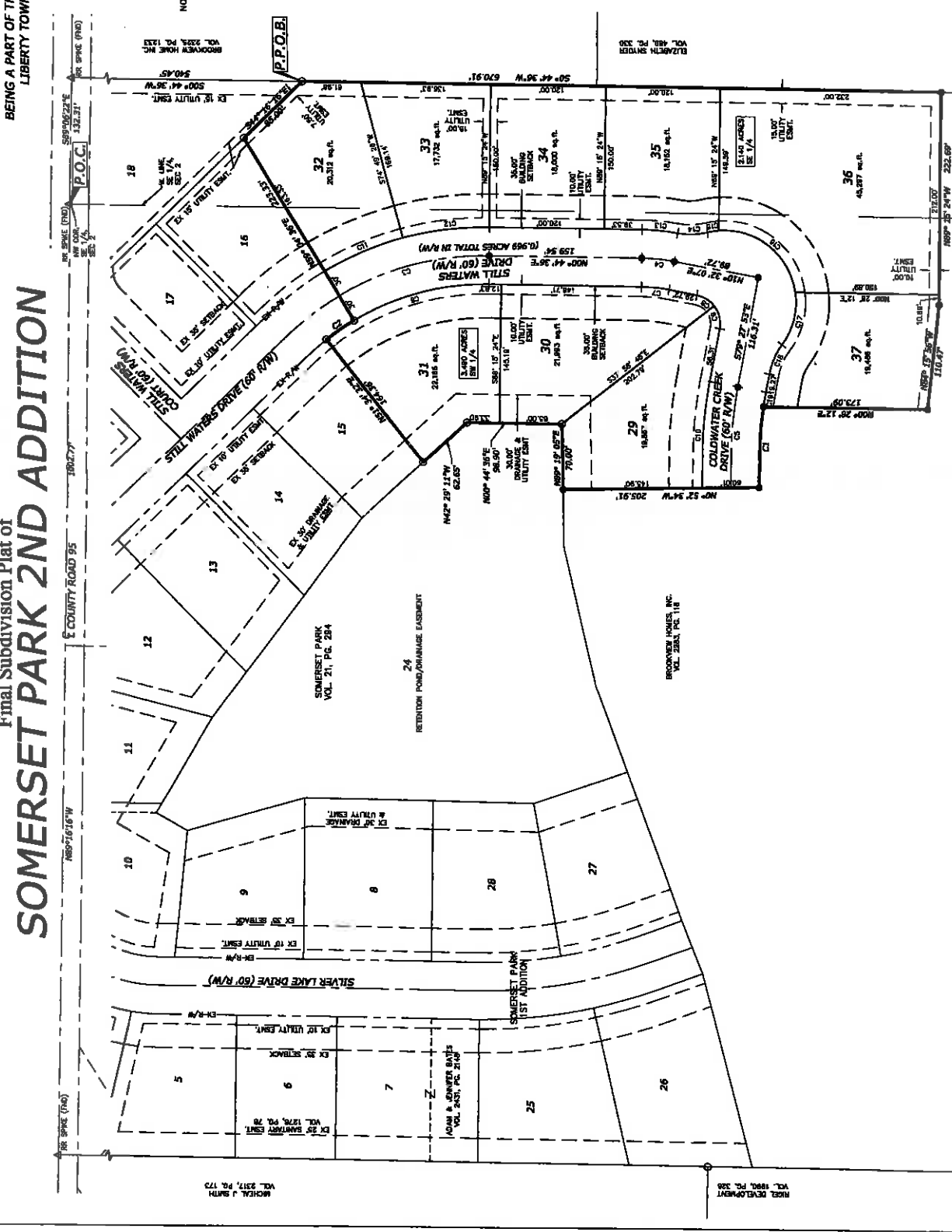
Found Per Plat
 Found Not Per Plat
 Found Not Per Plat
 Found Not Per Plat

DATE: JUNE 13, 2013
PREPARED FOR:

OWNER/DEVELOPER:
BROOKVIEW HOMES, INC.
401 SCARLET OAK DR.
FINDLAY, OH 45840

NO.	DESCRIPTION	BY	DATE

VAN HORN, HOOVER
 & ASSOCIATES, INC.
 SURVEYING & ENGINEERING
 P.O. BOX 612
 FINDLAY, OHIO 45839
 (419) 423-5630
 EMAIL: info@vanhornhooover.com



3. SITE PLAN APPLICATION #SP-13-2013 filed by Stanford 101, LTD, 101 Stanford Pkwy., Findlay for **storage units** at 101 Stanford Pkwy., Findlay, OH.

HRPC

General Information

This parcel in this request is zoned I-1 Light Industrial. It is bounded by other parcels that are also zoned I-1, the Blanchard River and I-75. The City Land Use Plan designates the area as Industrial. Portions of the parcel are in the 100 year flood plain.

Parcel History

The site is occupied by the Advanced Novelty company and some existing storage unit buildings.

Staff Analysis

The applicant is proposing to add a 65' x 120' storage building along the I-75 side of the lot. The business is currently on two separate parcels. This building crosses a property line at its southwest corner. The two parcels need to be combined or it fails to meet setback requirements. If the parcels are combined, the project will meet the building separation required of 25'. The combination can be done by a simple deed process.

This approval of this site plan does not include the area labeled "future expansion".

An elevation view of the building was submitted. The tallest portion of the building is 18 feet. This is well below the maximum permitted height of 40 feet.

Staff Recommendation

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-13-2013** for **warehousing and mini warehouse units** at 101 Stanford Pkwy. subject to the combination of the two parcels into one parcel.

ENGINEERING

Applicant is only seeking approval for the proposed building. They are aware that a full interior sprinkling system will be required if the future building is constructed as shown.

Access – Current access will not change and is sufficient for the proposed use.

Water & Sanitary Sewer – No extension of these services to the building is proposed.

Stormwater Management – Existing site currently uses an adjacent drainage ditch for detention. Detention capacity is adequate for the proposed building. Applicant shall agree to maintain the ditch by keeping it clean to the planned grades and elevations. A drainage easement to the City shall be recorded giving the City the right to enter the property for maintenance in the event the property owner does not comply with the maintenance agreement in the future.

Sidewalks – Existing sidewalks will remain in place. No new walks are required.

Recommendation: Approval of the plan subject to agreement on ditch maintenance requirement.

The following permits will be needed prior to construction:

- Approved Stormwater Pollution Prevention Plan

FIRE PREVENTION

If structure is determined to fall under the OBC S-1 Use Group (Moderate Hazard Storage), joining the proposed building with a future expansion will require a sprinkler system, unless separated with a firewall. Apply for proper permits with WCBD.

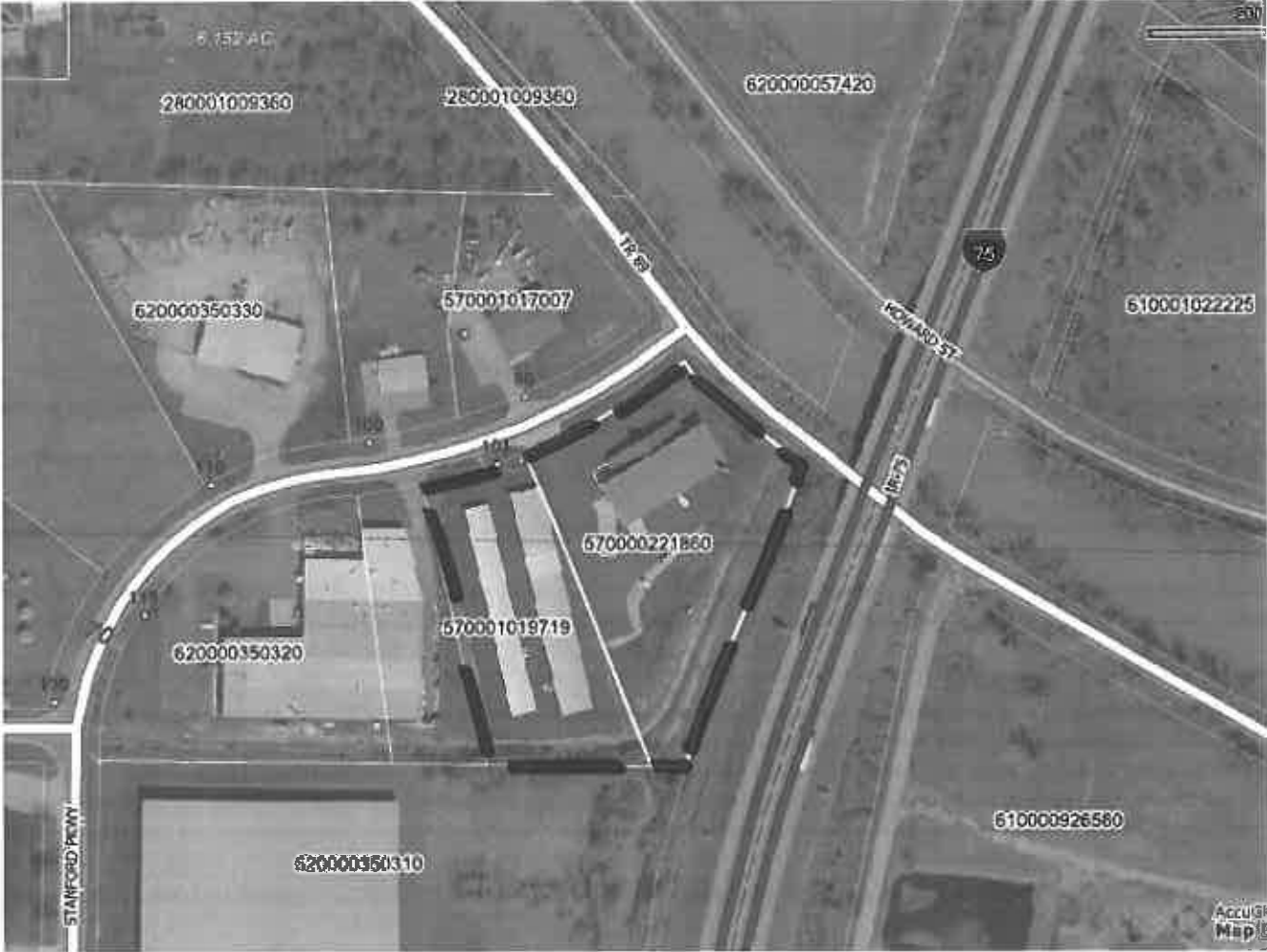
STAFF RECOMMENDATION

Staff recommends approval of SITE PLAN APPLICATION #SP-13-2013 for warehousing and mini warehouse units at 101 Stanford Parkway subject to the following conditions:

1. Combination of the two parcels into one (HRPC)
2. Apply for proper permits with Wood County Building Dept. (WCBD). (FIRE)
3. Applicant shall agree to maintain the ditch by keeping it clean to the planned grades and elevations. A drainage easement to the City shall be recorded giving the City the right to enter the property for maintenance in the event the property owner does not comply with the maintenance agreement in the future. (ENG)

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Notes

SP-13-2013
 101 STANFORD PKWY.
 STORAGE UNITS

4. CONDITIONAL USE APPLICATION #CU-02-2013 filed by Amanda Crates, 23535 TR 68, Dunkirk, OH for a Reception facility incidental to Funeral Services at 219 W. Sandusky Street, Findlay, OH.

HRPC

General Information

This site is located on the south side of W. Sandusky Street east of S. West Street. The property is currently zoned C-2 General Commercial. All surrounding parcels are also zoned C-2. The building is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Downtown.

Parcel History

None

Staff Analysis

This site was a single family home built in the late 1800's. The residence sat vacant for several years. It has recently gone through a major renovation.

The applicant is proposing to use the building in conjunction with the Coldren Crates Funeral Home. Funeral Service is a conditional use in the C-2 General Commercial district. This will be an expansion of the current conditional use to another building/lot.

The building will be used as reception area for families to use. Currently if there are multiple viewings/services space for relatives to congregate gets tight. This will provide additional space to alleviate that congestion. Only the first floor is available for use. There are kitchen facilities provided also.

Parking will be handled with the existing lots that the funeral home owns.

Staff Recommendation

HRPC Staff recommends approval of **CONDITIONAL USE APPLICATION #CU-02-2013** for a Reception facility incidental to Funeral Services at 219 W. Sandusky Street, Findlay, OH.

ENGINEERING

No Comment

FIRE PREVENTION

Apply for proper permits with WCBD

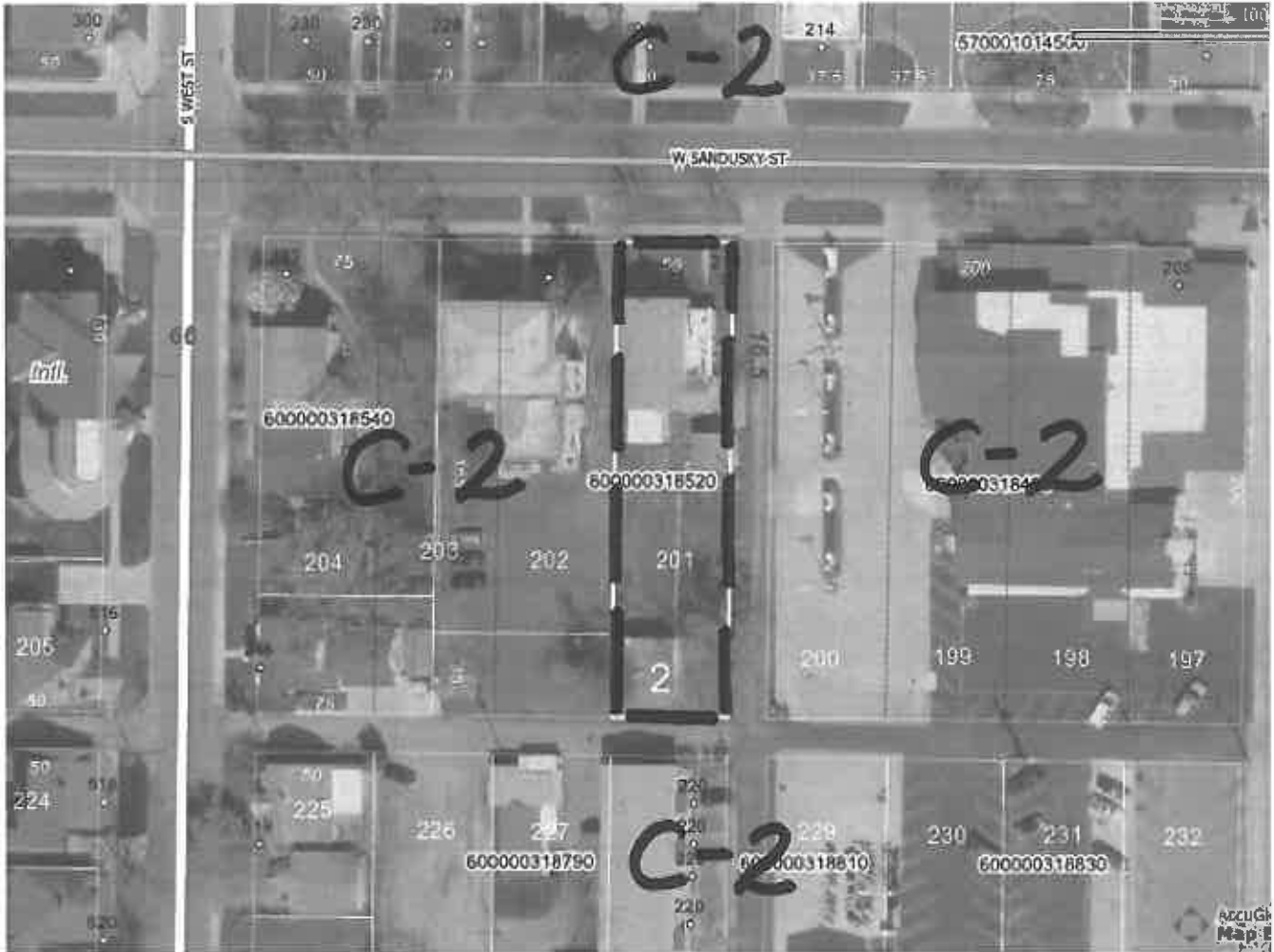
STAFF RECOMMENDATION

Staff recommends approval of **CONDITIONAL USE APPLICATION #CU-02-2013** for a Reception facility incidental to Funeral Services at 219 W. Sandusky Street **subject to the following conditions:**

- Apply for proper permits with WCBD (FIRE)

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Notes

CONDITIONAL USE APPLICATION #CU-02-2013 219 W SANDUSKY STREET
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5. ALLEY/STREET VACATION PETITION #AV-05-2013 filed by Harrison Griffith, 800 5th Street, Findlay to vacate the unimproved right of way of Leiser Avenue north of 5th Street.

HRPC

General Information

This request is located off the north side of 5th Street.

Parcel History

None

Staff Analysis

The applicant is requesting to vacate an unimproved 60' right of way for Leiser Avenue running north from 5th Street. Both owners abutting the right of way have signed the petition.

A portion of the Leiser Street right of way was replatted into a newer subdivision with a cul-de-sac street running south from 3rd Street. This newer subdivision ended at the north property lines of the parcels in this request. The remainder of the old right of way falls between 734 and 800 5th Street. It appears that there is a driveway being used by Mr. Griffith that is in the right of way and possibly a structure at the north end.

The Auditor will divide the right of way down the center with 30' going to each owner. If the Auditor's mapping is close to accurate the drive may encroach into the 30' that will go to the owner of 734 5th Street. It will be the property owners' responsibility to handle that potential issue.

Staff Recommendation

HRPC Staff recommends approval of the vacation.

ENGINEERING

No objection, however, we recommend language be placed in the Vacation Ordinance adopted by Council that reflects the existence of a 6" waterline within this vacated right of way and that the abutting property owners will accept responsibility for damages to any fences or any other appurtenances caused by maintenance of the waterline.

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends Approval of **ALLEY/STREET VACATION PETITION #AV-05-2013** to vacate the unimproved right of way of Leiser Avenue north of 5th Street subject to:

- language being placed in the Vacation Ordinance adopted by Council that reflects the existence of a 6" waterline within this vacated right of way and that the abutting property owners will accept responsibility for damages to any fences or any other appurtenances caused by maintenance of the waterline.

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Notes

DESCRIPTION INFORMATION

LENDER: KMC Mortgage Corp.
 BUYER: Harrison Griffith
 OWNER: _____
 ADDRESS: 800 Fifth Street
 PLAT BOOK: _____ PAGE: _____
 SCALE: 1" = 30'

LOT(S) NO.: W. 71.25' of Lot #5543 & the
W. 72.5' of Lot #5544 & #5545
 ALLOTMENT: Leiser Addition
 CITY OR VILLAGE: Findlay
 COUNTY: Hancock
 TOWNSHIP: _____ RANGE: _____
 SECTION: _____ ± ('s)



I HEREBY CERTIFY THAT A MORTGAGE LOCATION SURVEY OF THE ABOVE PREMISES HAS BEEN MADE IN ACCORDANCE WITH CHAPTER 4733-38, (MINIMUM STANDARD FOR MORTGAGE LOCATION SURVEYS IN THE STATE OF OHIO) OHIO ADMINISTRATIVE CODE AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Edward A. Van Horn, Reg. Surveyor No. 6563
 VAN HORN, HOOVER & ASSOCIATES, INC. - FINDLAY, OHIO

SUBJECT PROPERTY IS Located In
 THE SPECIAL FLOOD HAZARD AREA SHOWN
 ON FEDERAL INSURANCE AGENCY, FLOOD
 HAZARD BOUNDARY MAP NO. 390244-0008C (Zone A2)

6. PETITION FOR ZONING AMENDMENT #ZA-05-2013 filed by Huntington National Bank to rezone 721 Rockwell Avenue from I-1 Light Industrial to R-3 Single Family Small Lot.

HRPC

General Information

This parcel is located on the south side of Rockwell Avenue between Broad Avenue and Fox Street. It is currently zoned I-1 Light Industrial. Abutting land on the south, east and west of the proposal are also zoned I-1. To the north is zoned C-2 General Commercial. It is not within the 100 year flood plain. The City Land Use Plan designates the area as Industrial.

Parcel History

This lot has been a residential site since the home was built in 1958.

Staff Analysis

The applicant is requesting to change the zoning to R-3 Single Family Small Lot. This has always been a strip of residential uses. It has always been in an Industrial zoning classification as well.

Although the land use map also agrees that it should be industrial, Staff feels this has been a long time error in mapping. We would have no issue with changing all nine (9) of the homes in this stretch to R-3. There are also homes along the east side of Fox Street that need to be changed to a residential classification. Staff does not see this area as having much potential for industrial development.

This will be an area that will undergo a change of mapping when we begin that process. The Land Use Plan map can also be updated at that time.

Staff Recommendation

HRPC Staff recommends that FCPC recommend approval to Findlay City Council to rezone 721 Rockwell Avenue from I-1 Light Industrial to R-3 Single Family Small Lot.

ENGINEERING

No Comments

FIRE PREVENTION

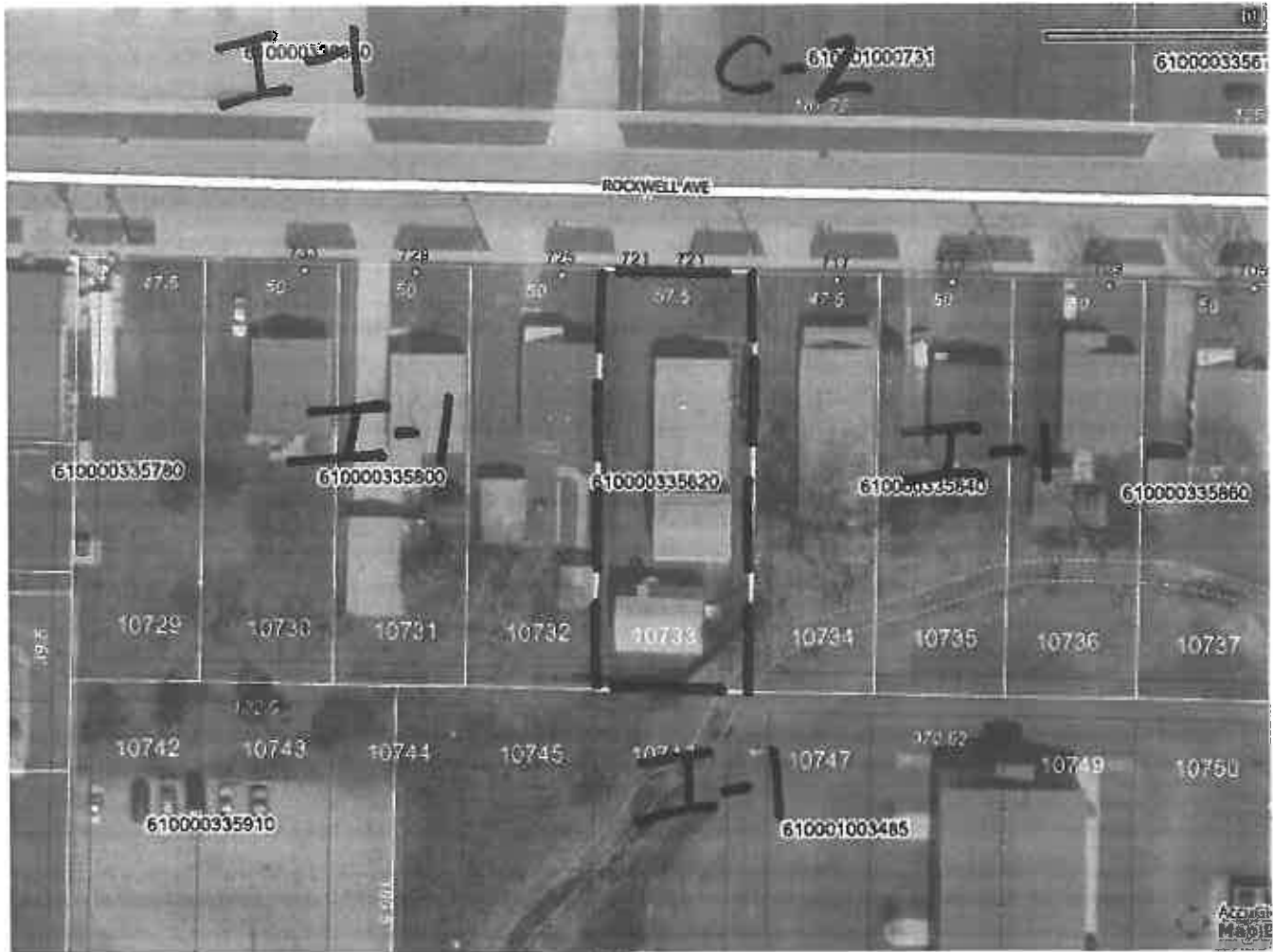
No Comments

STAFF RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-05-2013** to rezone 721 Rockwell Avenue from I-1 Light Industrial to R-3 Single Family Small Lot.

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Hancock County GIS



Notes

PETITION FOR ZONING AMENDMENT #ZA-05-2013
 721 ROCKWELL
 REZONE FROM I-1 LIGHT INDUSTRIAL TO R-3 SINGLE
 FAMILY SMALL LOT

7. PETITION FOR ZONING AMENDMENT #ZA-06-2013 filed by Catherine A. Mutchler to rezone 133 Hillcrest Avenue from R-1 Single Family Low Density to O-1 Institutions & Offices.

HRPC

General Information

This request is located on the south side of Hillcrest Avenue. It is zoned R-1 Single Family Large Lot. Abutting land on all sides of the proposal are also zoned R-1. It is not within the 100 year flood plain. The City Land Use Plan designates the area as Single Family Medium Lot.

Parcel History

Originally constructed as a duplex in the early 1970's this site is currently a vacant former dental office.

Staff Analysis

The applicant is requesting to change the zoning of this parcel to O-1 Institutions & Offices to legitimize it for a potential new buyer. Staff researched the property history to find out how this use came to be in this residential neighborhood.

This was originally a duplex constructed in 1974 according to building permits in the zoning office. The area was zoned B Residential at the time which did permit 2 family units.

It appears that initially Dr. Warnock resided in half of the duplex and had his offices in the other half. This may have been granted as a home occupation. In August, 1976 he went before the BZA to request that he be able to convert the entire building into his dental practice and move his residence elsewhere.

The BZA granted his "variance". The conditions detailed were:

- The variance is granted as personal to Dr. Warnock. If he moves his dental practice to a different location, the property at 133 would revert to B Residential.
- That the practice be limited to Dr. Warnock and his staff.
- That the application for variance in Case 407 be granted pursuant to the above conditions.

In May, 1986 Dr. Warnock again went to the BZA wishing to sell his building to another dentist, Dr. Mutchler. He requested that the already existing "variance" be given to Dr. Mutchler. He stated that the only change would be in the names, everything else would remain the same. A motion was made to permit one dentist and his staff to operate from the present building as of July 1, 1986. This variance was granted.

Because the dentists have moved their practice to another location the building is now reverted to its residential status.

Staff does not feel that a change in the zoning to O-1 is warranted. It does not follow the land use plan or is it compatible with any zoning in the area. The site cannot meet any of the O-1 setbacks. Zoning to O-1 provides for more use types other than a dentist. This is the sole "commercial" use in the entire neighborhood and we feel that it was done so in error from the beginning. The BZA is not permitted to grant use variances. R-1 is probably not the best zoning for this area. The Land Use Plan designates it as R-2 which would make more sense based on

most of the lot sizes. There are multiple duplexes in the area also because of the prior B Residential zoning. If they can comply with the standards of R-4 Two Family, we will eventually recommend that zoning. Potentially, this lot could also revert to its two-family status.

HRPC Staff recommends that FCPC recommend denial of the request to rezone 133 Hillcrest Avenue from R-1 to O-1 Institutions and Offices.

Staff Recommendation

HRPC Staff recommends that FCPC recommend denial to Findlay City Council of the request to rezone 133 Hillcrest Avenue from R-1 to O-1 Institutions and Offices.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that FCPC recommend denial of the request to rezone 133 Hillcrest Avenue from R-1 to O-1 Institutions and Offices to Findlay City Council.

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Hancock County GIS



Notes

APPLICATION FOR ZONING AMENDMENT #ZA-06-2013
 133 HILLCREST
 REZONE FROM R-1 SINGLE FAMILY LOW DENSITY TO
 O-1 INSTITUTIONS AND OFFICES

8. APPLICATION FOR EXPANSION OF A CONDITIONAL USE #CU-03-2013 filed by Findlay Entertainers Club, 2511 Oakmont Drive, Findlay for expansion of a building located at 1545 Payne Avenue.

HRPC

General Information

This project is located on the southeast corner of Payne Avenue and Tappan Street. The land is zoned R-2 Single Family Medium Lot. Parcels to the south, north and west are also zoned R-2. To the east is zoned C-2 General Commercial. The parcel is not within the 100 year flood plain. The Land Use Plan designates the area as Single Family Small Lot.

Parcel History

This building has been the Shriner's meeting hall and storage facility for many years.

Staff Analysis

The applicant is proposing to construct an addition on the south end of the existing building. The zoning office classified this structure as a non-commercial recreational facility. This is a conditional use in the R-2 zoning district.

The new addition will be 14' x 14' and will serve to extend the building far enough that they can pull in their long trailer without having to remove it from the truck. The addition will put the rear of the building at 40' from the property line. The required rear yard is only 30 feet.

Staff Recommendation

HRPC Staff recommends approval of the plan.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends approval of **APPLICATION FOR EXPANSION OF A CONDITIONAL USE #CU-03-2013** filed by for expansion of a building located at 1545 Payne Avenue.

Hancock County GIS

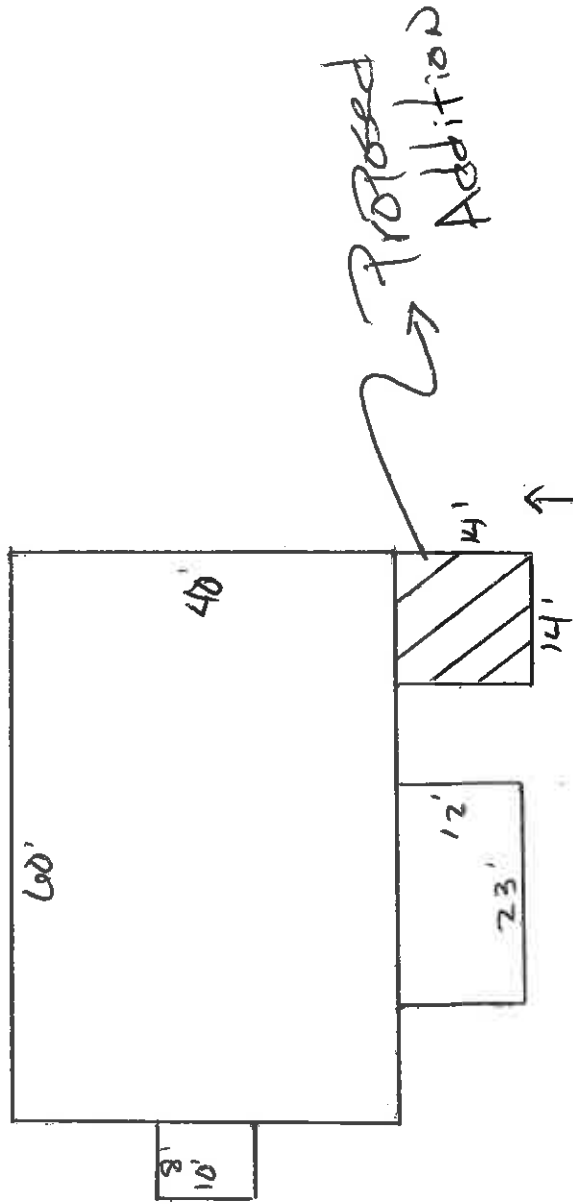


Notes

EXPANSION OF A CONDITIONAL USE #CU=03-2013
1545 PAYNE AVENUE

PAYNE Ave

135



Proposed Addition

TAPPAN St.

204

1" = 20'