

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT March 9, 2023

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, 1st floor of Municipal Building
March 9th, 2023 – 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

OLD ITEMS

1. **APPLICATION FOR CONDITIONAL USE #CU-02-2023** filed by John Snyder, to keep an existing pylong sign at 208 N. Main Street.

NEW ITEMS

1. **APPLICATION FOR PRELIMINARY PLAT #PP-01-2023** filed by G&H Enterprises, LLC, for the Third Addition to Glenmar Subdivision. This addition is an extension of Glenmar Parkway from Andrew Jackson Lane to Smokies Way.
2. **APPLICATION FOR CONDITIONAL USE #CU-03-2023** filed by Renz Salanga to construct a semi-permanent structure to be used as an outdoor bar at parcel 210001029176, adjacent to 110 E. Sandusky Street.
3. **APPLICATION FOR SITE PLAN REVIEW #SP-05-2023** filed by Terra Nova Medical Clinic, for a proposed 5769 sf medical office and parking at 710 Fox Run Road.

ADMINISTRATIVE APPROVALS

ADJOURNMENT

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday, March 9th, 2023– 9:00 a.m.

COMMENTS

OLD ITEMS

1. **APPLICATION FOR CONDITIONAL USE #CU-02-2023 filed by John Snyder to re-establish a pylon sign at 208 N. Main Street.**

CPC STAFF

General Information

This request is located on the west side of N. Main Street at the southwest intersection with Meeks Avenue. It is zoned C-3 Downtown Commercial. To the north, south and east, it is also zoned C-3 Downtown Commercial. To the west, it is zoned C-2 General Commercial. It is located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Downtown.

Parcel History

The site is vacant after Snyder's Auto Mart closed.

Staff Analysis

This item went to the February 9th CPC meeting to re-establish an auto sales business on the site. One of the conditions for approval was to remove the pylon sign from the site. Erik Atkins said in the meeting that the sign location hung over the right-of-way, which is prohibited. In section 1161.12.19 OTHER SIGNS, letter D. ABANDONED SIGNS & REMOVAL reads 30 Days - Owners of abandoned signs have thirty days to remove the violation after the Zoning Administrator issues a written citation indicating a sign has been abandoned.

In recent years, staff have promoted monument signage rather than allowing pylons signs. In the C-3 district, pylon signs are not recommended because they are traffic oriented signage. Staff is not supportive of the request.

Staff Recommendation

CPC Staff recommends denial of **APPLICATION FOR CONDITIONAL USE #CU-02-2023 filed by John Snyder to re-establish a pylon sign at 208 N. Main Street.**

ENGINEERING

- No Comment

FIRE PREVENTION

- No Comment

RECOMMENDATION

Staff recommends **denial of APPLICATION FOR CONDITIONAL USE #CU-02-2023 filed by John Snyder to re-establish a pylon sign at 208 N. Main Street.**

John Snyder's
Auto Mart, Inc.
www.snyderautomart.com

John Snyder's
AUTO MART
418-423-XXXX



NEW ITEMS

- 1. APPLICATION FOR PRELIMINARY PLAT #PP-01-2023 filed by G&H Enterprises, LLC, for the Third Addition to Glenmar Subdivision. This addition is an extension of Glenmar Parkway from Andrew Jackson Lane to Smokies Way.**

CPC STAFF

General Information

This request is located between the Andrew Jackson Way and Smokies Way in the Glenmar Subdivision in Liberty Township. It is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Single-Family Large Lot.

Parcel History

The site is currently vacant land.

Staff Analysis

The proposed plat would subdivide this area into nine parcels. At the east end of the site, there is an extension of the existing stub street, Glenmar Parkway. This would connect Andrew Jackson Lane to Smokies Way. This phase is in keeping with the overall development plan for the Glenmar subdivision.

Staff Recommendation

CPC Staff recommends approval of APPLICATION FOR PRELIMINARY PLAT #PP-01-2023 filed by G&H Enterprises, LLC, for the Third Addition to Glenmar Subdivision. This addition is an extension of Glenmar Parkway from Andrew Jackson Lane to Smokies Way.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

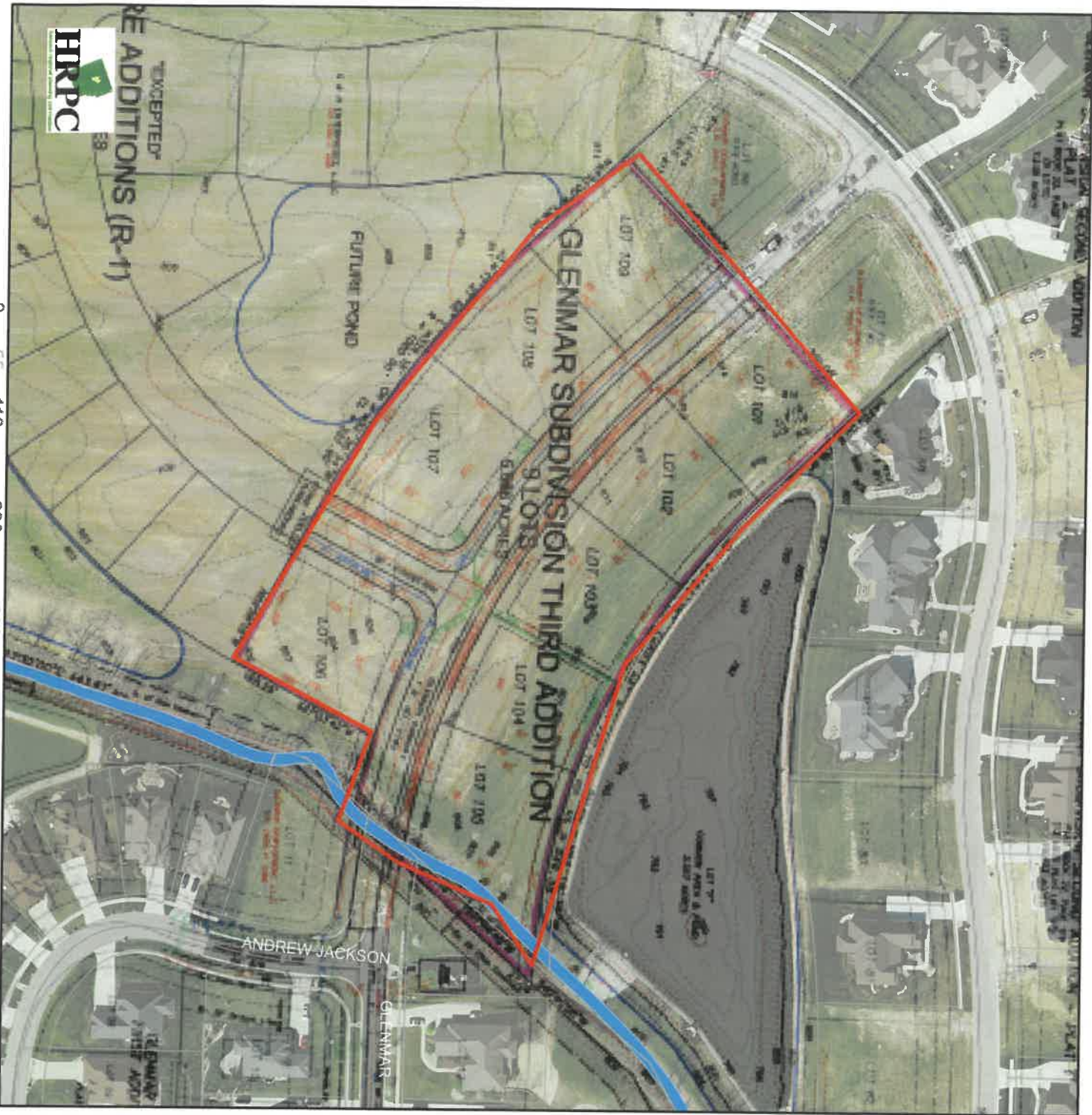
Staff recommends approval of APPLICATION FOR PRELIMINARY PLAT #PP-01-2023 filed by G&H Enterprises, LLC, for the Third Addition to Glenmar Subdivision. This addition is an extension of Glenmar Parkway from Andrew Jackson Lane to Smokies Way.

PP-01-2023

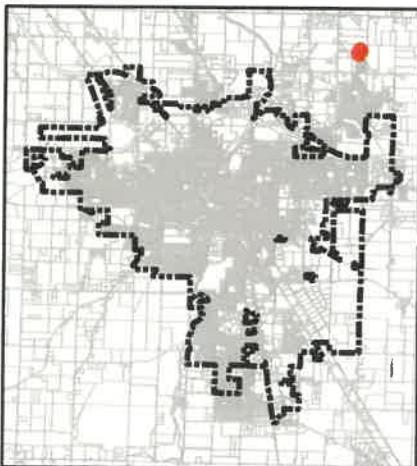
APPLICATION FOR
PRELIMINARY PLAT
filed by G&H Enterprises, LLC,
for the Third Addition to
Glennmar Subdivision. This addition
is an extension of Glennmar Parkway
from Andrew Jackson Lane
to Smokes Way.

Legend

-  Glennmar3rd
-  Parcels
-  Road Centerline



Findlay Locator Map



2. APPLICATION FOR CONDITIONAL USE #CU-03-2023 filed by Renz Salanga to construct a semi-permanent structure to be used as an outdoor bar at parcel 210001029176, adjacent to 110 E. Sandusky Street.

CPC STAFF

General Information

This request is located on the north side of E. Sandusky Street directly west of the Stix Restaurant at 110. E. Sandusky Street. It is zoned C-3 Downtown Commercial and is completely surrounded by C-3. It is located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Downtown.

Parcel History

The site is currently a parcel owned by the City of Findlay. The parcel was created via lot split in 2012 and is leased to the neighboring restaurant, Stix, for outdoor seating.

Staff Analysis

The applicant, Renz Salanga, has applied to have an outdoor bar space in an enclosed shipping container structure. While this is not listed as a conditional use explicitly, City Planning Commission has the discretion to review uses when deemed appropriate. The container itself is 8 feet by 20 feet in size. There is a window that can enclose the actual bar. Barstool seating can be found around the perimeter of the bar. There is a staircase on the side of the container, which would allow patrons to have seating on top of the space.

Staff would add that Conditional Use permits are revocable if there are any issues with this use in the future.

Staff Recommendation

CPC Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-03-2023 filed by Renz Salanga to construct a semi-permanent structure to be used as an outdoor bar at parcel 210001029176, adjacent to 110 E. Sandusky Street.**

ENGINEERING

- No Comment

FIRE PREVENTION

- No Comment

RECOMMENDATION

Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-03-2023 filed by Renz Salanga to construct a semi-permanent structure to be used as an outdoor bar at parcel 210001029176, adjacent to 110 E. Sandusky Street.**

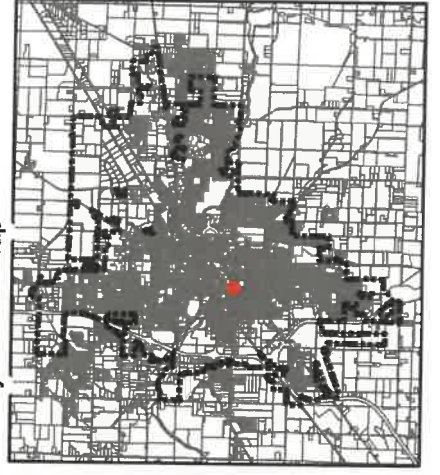
CU-03-2023

APPLICATION FOR
CONDITIONAL USE
filed by Renz Salanga to
construct a semi-permanent
structure to be used as an
outdoor bar at parcel 210001029176,
adjacent to 110 E. Sandusky Street.

Legend

- Parcel 210001029176
- Parcels
- Road Centerline

Findlay Locator Map



2





3. APPLICATION FOR SITE PLAN REVIEW #SP-05-2023 filed by Terra Nova Medical Clinic, for a proposed 5769 sf medical office and parking at 710 Fox Run Road.

CPC STAFF

General Information

This request is located at the intersection of Greendale Avenue and Fox Run Road, behind the First United Church of Christ. The site has officially been rezoned to O-1 Office/Institution after they went to Planning Commission in December 2022. The surrounding area is a mix of office, residential and commercial. It is not in the 100-year flood plain.

Parcel History

The site is currently vacant land.

Staff Analysis

The parcel was created via split in April 2022. In December 2022, the site was approved to rezone from R-1 Large Lot Residential to O-1 Office/Institution. The proposed building is 5,769 square feet in size. It is only one story, so it meets the height requirements for the district. It has a parking lot that would accommodate 53 parking spots. This is well over the require parking 20 parking spots. The building meets the setback in the O-1 district.

The building has 83 foundation plants around the building which is above the required 64. The perimeter landscaping also meets the standard in the code. A photometric sheet shows that the lighting on site also meets the standard in the code.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-05-2023 filed by Terra Nova Medical Clinic, for a proposed 5769 sf medical office and parking at 710 Fox Run Road.**

ENGINEERING

Access –

The site will be accessed by a proposed drive to come off of Fox Run Road.

Water Service –

The site is proposing a 1.5” Water service to come off of the waterline that is located on the west side of Fox Run Road.

Sanitary Service –

The proposed sanitary service will connect to the existing sanitary sewer located at the east side of Fox Run. The Engineering Department agrees with the proposed plans that the sanitary lateral will need to be bored under Fox Run Road.

Stormwater Management –

Detention calculations have been submitted as part of the site plan and do comply with City standards. The site plans show a detention pond to be located on the south end of the property and the outlet pipe will tie into the City storm sewer located on the north side of Greendale

Avenue.

MS4 Requirements –

The disturbed area is more than 1 acre so the applicant will need to comply with the City of Findlay's Erosion & Sediment Control Ordinance. Applicant has provided a SWPPP plan for the site.

Recommendations:

Approval of the Site

The following permits may be required prior to construction:

- Sanitary Sewer Tap Permit x1
- Waterline Service Tap Permit x 1
- Storm Sewer Tap Permit x1
- Drive Permit x1

FIRE PREVENTION

Be sure to get your permits from Wood County Building Department

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-05-2023** filed by Terra Nova Medical Clinic, for a proposed 5769 sf medical office and parking at 710 Fox Run Road.

SP-05-2023

APPLICATION FOR
SITE PLAN REVIEW
filed by Terra Nova Medical Clinic,
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Legend

- 710 Fox Run Road
- Parcels
- Road Centerline

Findlay Locator Map

