

City of Findlay City Planning Commission

Thursday, May 9, 2013 - 9:00 AM
Municipal Building, Council Chambers

Minutes

MEMBERS PRESENT:

Mayor Lydia Mihalik
Director Paul Schmelzer
Thom Hershey
Grant Russel

STAFF ATTENDING:

Matt Cordonnier, HRPC Director
Judy Scrimshaw, HRPC Staff
Matt Pickett, FFD
Don Rasmussen, City Law Director

GUESTS:

Kyle Reichenbach

CALL TO ORDER

ROLL CALL

The following members were present:

Mayor Lydia Mihalik
Director Paul Schmelzer
Thom Hershey
Grant Russel

SWEARING IN

All those planning to give testimony were sworn in by J. Scrimshaw.

APPROVAL OF MINUTES

T. Hershey moved to approve the minutes of the April 11, 2013 meeting. G. Russell seconded the motion. Motion was passed 4-0

NEW ITEMS

1. ALLEY/STREET VACATION PETITION #AV-02-2013 filed by Robert and Kathy

Wagner, 509 5th Street, Findlay, OH to vacate an unimproved alley running south from 5th Street.

HRPC

General Information

This is the second north/south alley east of Park Street. The area is zoned R-1 Single Family Residential.

Parcel History

None

Staff Analysis

This is an unimproved alley right of way which runs between two lots owned by the applicants. A home is located on the lot west of the alley at 509 5th Street (Lot # 5021). This lot is only 40' wide. The lot east of the alley (Lot # 5022) is vacant.

AEP sent a comment that they did have structures in the alley right of way and that they do not relinquish any rights to access to those structures

Staff Recommendation

HRPC Staff recommends that FCPC recommend approval of the request to vacate this alley to Findlay City Council.

ENGINEERING

The alley is currently occupied by a sanitary sewer and AEP overhead power lines. If the alley is vacated, both the City and AEP will retain an easement across the width and length of the vacation to maintain the sanitary sewer and power lines. We have no objection to the requested vacation.

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that CPC recommend approval to City Council of **ALLEY/STREET VACATION PETITION #AV-02-2013** filed by Robert and Kathy Wagner, 509 5th Street for the alley between Lots 5021 & 5022 in the Niles addition with the understanding that the City and AEP will maintain an easement to access the sanitary sewer and power lines.

DISCUSSION

J. Scrimshaw stated that she had spoken with the applicant. They had no plans to do anything with this. They stated that they were not even away the alley existed. They have always assumed it was a part of their yard.

MOTION:

T. Hershey made a **motion to recommend approval to City Council of ALLEY/STREET VACATION PETITION #AV-02-2013** for the alley between Lots 5021 & 5022 in the Niles addition with the understanding that the City and AEP will maintain an easement to access their respective sanitary sewer and power lines.

2nd: Thom Hershey

VOTE: Yay (4) Nay (0) Abstain (0)

2. ALLEY/STREET VACATION PETITION #AV-03-2013 filed by Mary Houtz, 1650 Lima Avenue, Findlay, OH to vacate the east 19.5' of Morrical Blvd. between Lima Avenue and Olney Avenue.

HRPC

General Information

Morrical Blvd. runs north from Lima Avenue along the west side of the applicant's home.

Parcel History

None

Staff Analysis

Morrical Blvd. in this area is platted as 79.5' wide. This is 19.5' wider than most streets in the subdivision. The area is the grass side yard of the house lot. A notation on a mortgage survey indicates that a corner of the home sits 2.1' into the right of way.

Staff Recommendation

HRPC Staff recommends that FCPC recommend approval of the request to vacate the east 19.5' of Morrical Blvd. to Findlay City Council.

ENGINEERING

The portion of Morrical Boulevard requested for vacation is occupied by a sanitary sewer for a portion of its length. If the requested vacation is approved, the City will retain an easement to maintain the sanitary sewer. We have no objection to the requested vacation.

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that CPC recommend approval to City Council of **ALLEY/STREET VACATION PETITION #AV-03-2013** filed by Mary Houtz, 1650 Lima Avenue to vacate the east 19.5' of right of way of Morrical Blvd. with the understanding that the City will maintain its easement to maintain the sanitary sewer.

DISCUSSION

It was asked if the applicant had any plans for the right of way. J. Scrimshaw stated that there were none at this time.

MOTION:

T. Hershey made a **motion to recommend approval to City Council of ALLEY/STREET VACATION PETITION #AV-03-2013** to vacate the east 19.5' of right of way of Morrical Blvd. with the understanding that the City will maintain its easement to maintain the sanitary sewer.

2nd: G. Russell

VOTE: Yay (4) Nay (0) Abstain (0)

3. PETITION FOR ZONING AMENDMENT #ZA-04-2013 filed by Kyle Reichenbach, 127 W. Hardin Street, Findlay, OH to rezone 121, 127, 201, & 205 W. Hardin Street, 610 & 614 S. Cory Street, and Lot 240 in the Vance & Cory's Addition from C-2 General Commercial to C-3 Downtown Commercial.

HRPC

General Information

The parcels in this request are located on the south side of W. Hardin Street on either side of S. Cory Street. All are currently zoned C-2 General Commercial. Parcels to the east are zoned C-3 Downtown Commercial, to the north is C-2 and C-3 and to the west and south is zoned C-2.

Parcel History

None

Staff Analysis

There is a mix of uses on the parcels in this request. The properties west of S. Cory Street are currently residential. On the east side of S. Cory Street is a parking lot, a salon and the old Ohio Bell office building.

The initial impetus behind this application was that the owner of Journey Salon & Day Spa at 127 W. Hardin was acquiring the homes at 201 W. Hardin and 610 & 614 S. Cory Street with plans to turn them into a parking lot. The setbacks in the C-2 District would greatly diminish the use of the site.

Staff Recommendation

HRPC Staff recommends that FCPC recommend approval to City Council of **PETITION FOR ZONING AMENDMENT #ZA-04-2013** to rezone 121, 127, 201, & 205 W. Hardin Street, 610 & 614 S. Cory Street, and Lot 240 in the Vance & Cory's Addition from C-2 General Commercial to C-3 Downtown Commercial.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

DISCUSSION

P. Schmelzer asked Mr. Reichenbach to address the Commission. K. Reichenbach stated that he had the opportunity to purchase these properties and had initially considered keeping the home at 201 W. Hardin as a rental, and demolishing the smaller homes at 610 & 614 S. Cory Street to add some parking.

He is the owner of Journey Salon & Day Spa and is in need of parking for the business. He has a few spaces at the rear of his business and currently leases other spaces as well. He feels a parking lot here would not only benefit his business, but others in the area.

MOTION:

T. Hershey made a **motion to recommend approval to City Council of PETITION FOR ZONING AMENDMENT #ZA-04-2013** to rezone 121, 127, 201, & 205 W. Hardin Street, 610 & 614 S. Cory Street, and Lot 240 in the Vance & Cory’s Addition from C-2 General Commercial to C-3 Downtown Commercial.

2nd: G. Russell

VOTE: Yay (4) Nay (0) Abstain (0)

4. DISCUSSION OF PROPOSED AMENDMENTS TO CITY OF FINDLAY ZONING CODE.

Members indicated that they had not reviewed the proposed text thoroughly. P. Schmelzer asked D. Rasmussen what procedure followed our review. D. Rasmussen explained that Planning & Zoning would take CPC recommendation and report to City Council. He thinks that there may be a Committee of the Whole review with HRPC and Zoning Staff prior to Council moving forward with hearings.

P. Schmelzer stated that he would like to see a “List” prepared with the changes proposed and an explanation. It would be a great help in understanding exactly what is happening.

ADJOURNMENT

With no further business the meeting was adjourned.

Lydia L. Mihalik
Mayor

Paul E. Schmelzer, P.E., P.S.
Service-Safety Director