

# FINDLAY CITY PLANNING COMMISSION



## STAFF REPORT August 10<sup>th</sup>, 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, 1<sup>st</sup> floor of Municipal Building  
August 10<sup>th</sup>, 2023 – 9:00 AM

**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**SWEARING IN**

**APPROVAL OF MINUTES**

**NEW ITEMS**

1. **APPLICATION FOR CONDITIONAL USE #CU-14-2023** filed by SLOF Housing LLC to establish a duplex at 608 W. Sandusky Street.
2. **APPLICATION FOR SITE PLAN REVIEW #SP-18-2023** filed by Lighthouse Community Church, to construct new church on part of Lot 1 of the Findlay Commerce Park, located on County Road 99 in Findlay.
3. **APPLICATION FOR CONDITIONAL USE #CU-15-2023** filed by April & Joshua Siders for a dog sitting home business at 1227 Woodworth Avenue.
4. **APPLICATION FOR ZONING AMENDMENT #ZA-06-2023;** filed by Findlay City Schools to rezone 200 W. Lincoln Street from R-3 Small Lot Residential to C-3 Downtown Commercial.

**ADMINISTRATIVE APPROVALS**

**ADJOURNMENT**

**City of Findlay**  
**City Planning Commission**  
City Council Chambers, 1<sup>st</sup> floor of Municipal Building  
Thursday, August 10<sup>th</sup>, 2023– 9:00 a.m.

**COMMENTS**

**NEW ITEMS**

- 1. APPLICATION FOR CONDITIONAL USE #CU-14-2023 filed by SLOF Housing LLC to establish a duplex at 608 W. Sandusky Street.**

**CPC STAFF**

**General Information**

This request is located on the north side of W. Sandusky Street near the intersection with Western Avenue. It is zoned R-3 Single Family Small Lot. It is in a neighborhood that is primarily R-3 Small Lot Residential. It is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Single Family Small Lot.

**Parcel History**

The Auditor site lists this property as a single family home with a conversion for the duplex.

**Staff Analysis**

The applicant is applying for a permit for the duplex. During the zoning update in 2019, the owner was notified that this property was an illegal duplex and they did not comply with the parking on site. Upon further investigation there appears to be sufficient parking in the rear to accommodate four parking spaces. The surrounding neighborhood is a residential neighborhood near downtown, which sees a mix of single family, duplexes, and commercial spaces. Given the mix, the fact that they can supply the required parking, staff is supportive of the request.

**Staff Recommendation**

Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-14-2023 filed by SLOF Housing LLC to establish a duplex at 608 W. Sandusky Street.**

**ENGINEERING**

- No Comment

**FIRE PREVENTION**

- No Comment

**RECOMMENDATION**

CPC Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-14-2023 filed by SLOF Housing LLC to establish a duplex at 608 W. Sandusky Street.**

CU-14-2023

APPLICATION FOR CONDITIONAL USE  
filed by SLOF Housing LLC to establish  
a duplex at 608 W. Sandusky St.

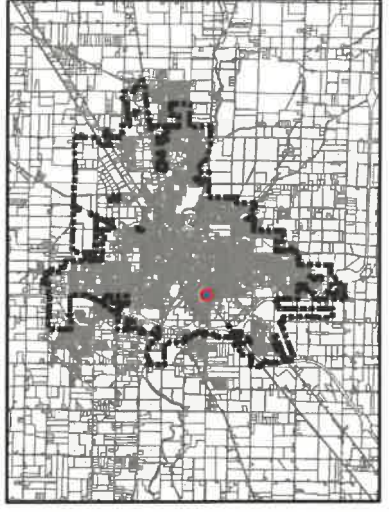


**Legend**

- 608 W Sandusky
- Parcels
- Road Centerlines

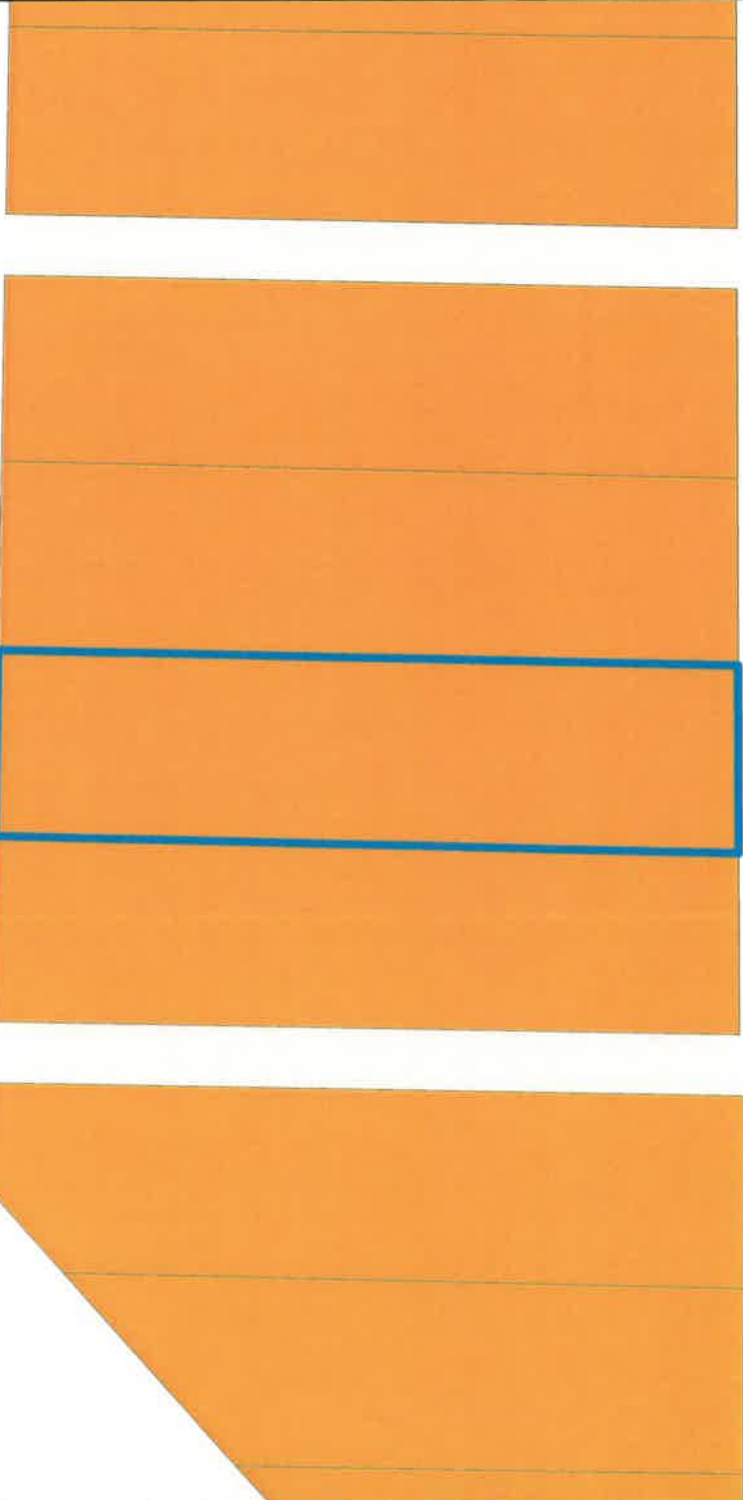
**City Boundary**  
Findlay

Findlay Locator Map



# CU-14-2023

APPLICATION FOR CONDITIONAL USE  
filed by SLOF Housing LLC to establish  
a duplex at 608 W. Sandusky St.

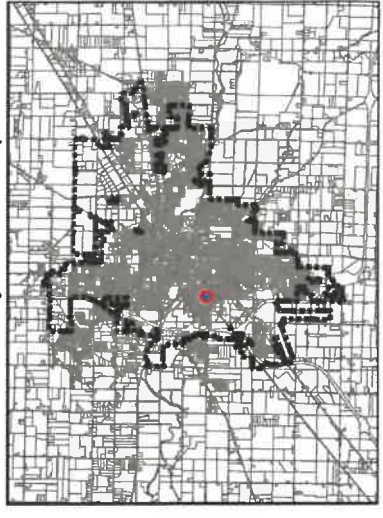


**Legend**

- 608 W Sandusky
- Zoning**
- General Commercial, C2
- Downtown Commercial, C3
- Condominium, CD
- Light Industrial, I1
- Multi-Family, High Density, M2
- Office/Institution, O1
- Parks & Open Space, PO
- Large Lot Residential, R1
- Medium Lot Residential, R2
- Small Lot Residential, R3
- Duplex/Triplex, R4
- Mobile, Home MH
- Parcels
- RoadCenterlines

**City Boundary**  
Joining Findlay

Findlay Locator Map



SANDUSKY



**2. APPLICATION FOR SITE PLAN REVIEW #SP-18-2023 filed by Lighthouse Community Church, to construct new church on part of Lot 1 of the Findlay Commerce Park, located on County Road 99 in Findlay.**

**CPC STAFF**

**General Information**

This request is located along County Road 99 in the northwest corner of the Findlay Commerce Park. It is zoned C-2 General Commercial. To the east is C-2 General Commercial. To the south is M-2 Multi-Family, High Density. The land to the west is located outside the corporate boundary in Allen Township. The land directly to the west is currently vacant farmland, and abuts the Woods of Hillcrest subdivision. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Office.

**Parcel History**

This is currently the site is vacant farmland. In August 2021, we reviewed a site plan for the church, which had a similar layout.

**Staff Analysis**

Lighthouse Church are proposing to construct an 18,010 square foot building, which would accommodate a three-hundred sixty-nine (369) seat sanctuary church. The access to the site would come from County Road 99. The height of the building would be twenty-six feet five and a half inches (26'5 1/2") at the peak. Lighting will only shine on the property.

There would be two parking lots, with one parking lot to the north of the church, and one on the south side. There would be 183 parking spaces provided which is more than the required 159.

The site would have a detention pond constructed on the southwest corner of the site to address drainage. Along the south boundary, mounding has been shown to help screen the site from the condominium association.

**Staff Recommendation**

CPC Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-18-2023 filed by Lighthouse Community Church, to construct new church on part of Lot 1 of the Findlay Commerce Park, located on County Road 99 in Findlay.**

**ENGINEERING**

*Access –*

Site will be accessed from a new drive that will be coming off of the south side of County Road 99

*Water Service –*

As part of the proposed plans there are two waterline taps that will be coming off of the 24-inch line that is located on the south side of CR99. The site plans are proposing a 6-

inch fire line on the east side of the building and a 4-inch domestic on the west side. There is 12-inch waterline that is located on the east side of the site and is within a dedicated easement. The Engineering Department will work with the consultant to determine if the 12-inch line is an alternative tap location.

***Sanitary Service –***

The sanitary service will be connected to the sanitary manhole that is located on the south side of CR99. Within the proposed site there will be a outside drop manhole to accommodate for the change in elevation.

***Stormwater Management –***

The site plans are proposing a new detention pond to be located on the SW corner of the site and have met the detention requirements for the City.

***MS4 Requirements –***

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

***Recommendations:***

Approval of the Site-

The following permits may be required prior to construction:

- Water Service x2
  - 6-inch Fire Line
  - 4-inch Domestic Line
- Sanitary Tap x1

**FIRE PREVENTION**

No Comment






**RECOMMENDATION**

**Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-18-2023 filed by Lighthouse Community Church, to construct new church on part of Lot 1 of the Findlay Commerce Park, located on County Road 99 in Findlay.**

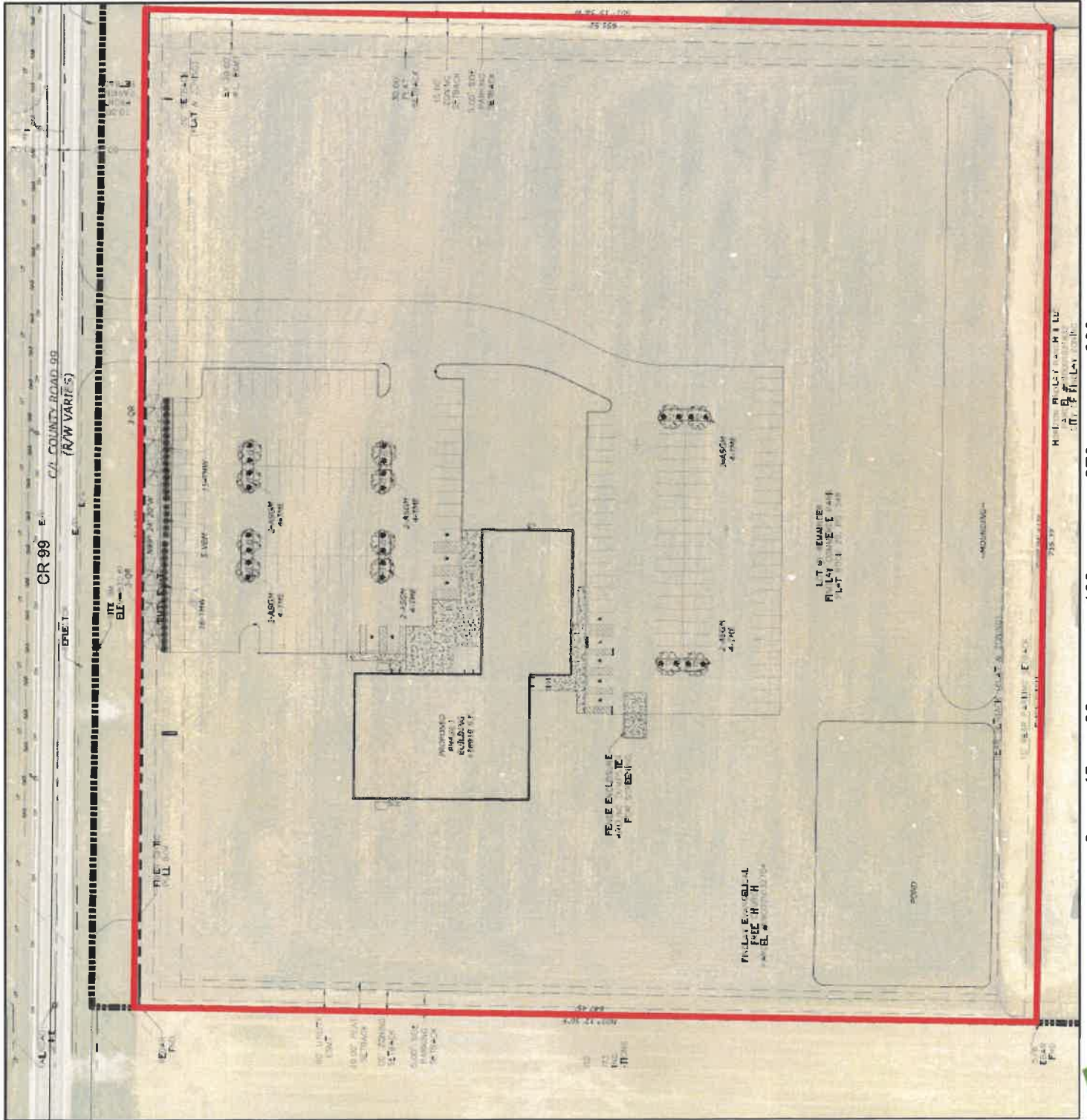
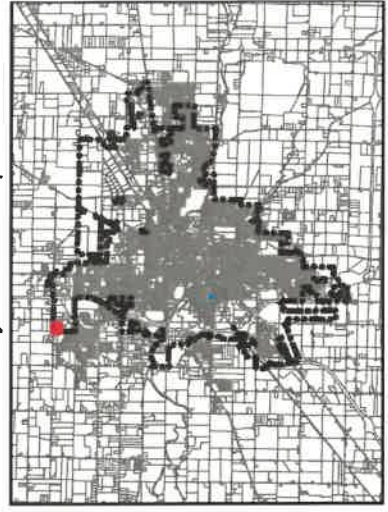
# SP-18-2023

APPLICATION FOR SITE PLAN REVIEW  
 filed by Lighthouse Community Church,  
 to construct new church on part of Lot 1  
 of the Findlay Commerce Parkk, located  
 on Co. Rd. 99 in Findlay

## Legend

-  Lot 1 Findlay Commerce Park
-  Parcels
-  Road Centerlines
-  City Boundary
-  Findlay

Findlay Locator Map





**3. APPLICATION FOR CONDITIONAL USE #CU-15-2023 filed by April & Joshua Siders for a dog sitting home business at 1227 Woodworth Avenue.**

**CPC STAFF**

**General Information**

This request is located on the west side of Woodworth Avenue north of the intersection with Glen Meadow Drive. It is zoned R-1 Large Lot Residential. It is in a neighborhood of R-1 Large Lot Residential. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the parcel as Large Lot Residential.

**Parcel History**

The site is a single-family home.

**Staff Analysis**

The applicant, April and Joshua Siders, are the property owners, while their daughter runs the dog-sitting business. They mentioned that their daughter has been running the dog-sitting business for several years and the City has only recently received a complaint. Recently, Zoning was notified that there was an accessory structure where they store crates for the dogs. Zoning then contacted the Siders' to rectify the home business designation for the site.

Staff was supportive of the application in general. One of the conditions that the CPC might consider is limiting the number of dogs allowed at the home at a time. The City does have a barking or howling dogs section in the nuisance section in the municipal code. Conditional Use permits are revocable in the future, if issues arise with the use.

**Staff Recommendation**

**Staff recommends approval of APPLICATION FOR CONDITIONAL USE #CU-15-2023 filed by April & Joshua Siders for a dog sitting home business at 1227 Woodworth Avenue.**

**ENGINEERING**

- No Comment

**FIRE PREVENTION**

- No Comment

**RECOMMENDATION**




**Staff recommends approval of APPLICATION FOR CONDITIONAL USE #CU-15-2023 filed by April & Joshua Siders for a dog sitting home business at 1227 Woodworth Avenue.**


# CU-15-2023

APPLICATION FOR CONDITIONAL USE  
filed by April & Joshua Siders for a dog  
sitting home business at 1227  
Woodsworth Ave

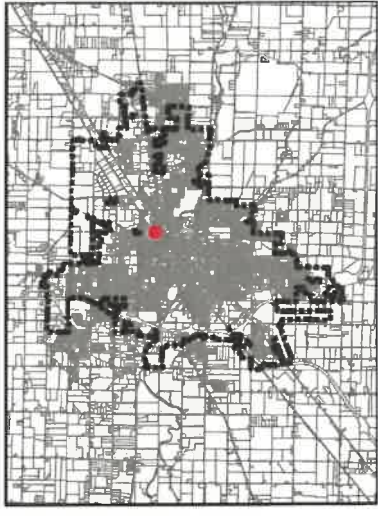


**Legend**

-  1227 Woodsworth Ave
-  Parcels
-  Road Centerlines

**City Boundary**  
 Findlay

Findlay Locator Map



# CU-15-2023

APPLICATION FOR CONDITIONAL USE  
filed by April & Joshua Siders for a dog  
sitting home business at 1227  
Woodsworth Ave

## Legend

1227 Woodsworth Ave

## Zoning

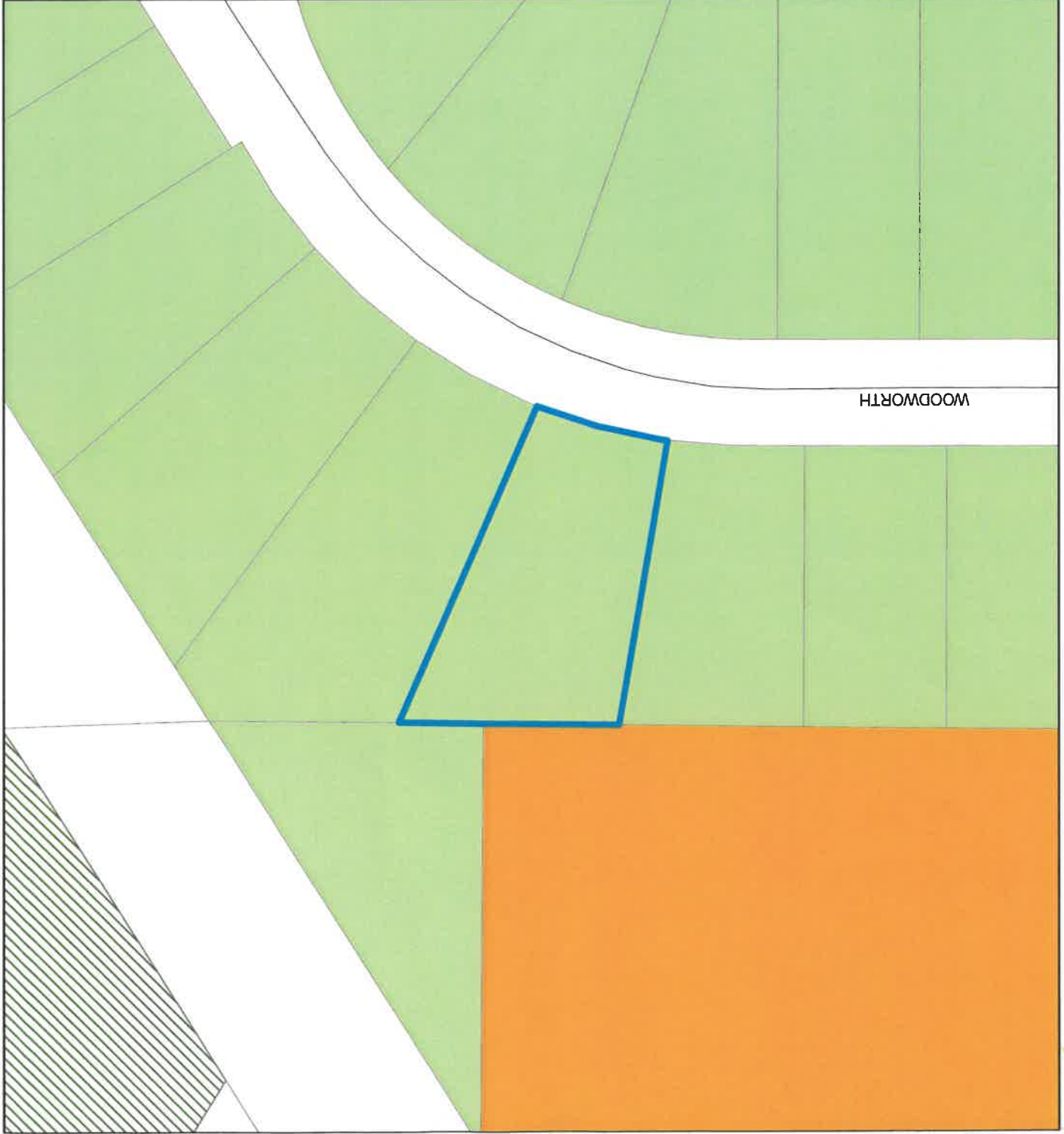
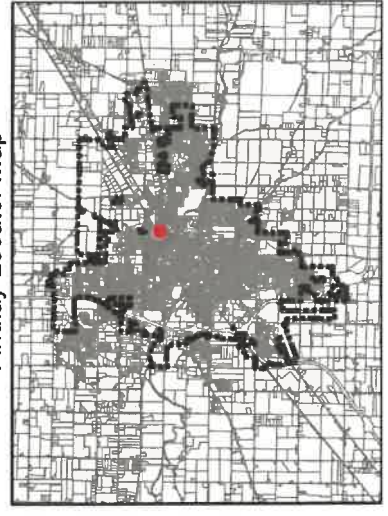
- General Commercial, C2
- Downtown Commercial, C3
- Condominium, CD
- Light Industrial, I1
- Multi-Family, High Density, M2
- Office/Institution, O1
- Parks & Open Space, PO
- Large Lot Residential, R1
- Medium Lot Residential, R2
- Small Lot Residential, R3
- Duplex/Triplex, R4
- Mobile, Home MH
- Parcels

RoadCenterlines

## City Boundary

Findlay

Findlay Locator Map



**4. APPLICATION FOR ZONING AMENDMENT #ZA-06-2023; filed by Findlay City Schools to rezone 200 W. Lincoln Street from R-3 Small Lot Residential to C-3 Downtown Commercial.**

**CPC STAFF**

**General Information**

This request is located on the north side of W. Lincoln Street between S. West Street and S. Cory Street. It is zoned R-3 Small Lot Residential. To the east of S. Cory Street, it is zoned C-3 Downtown Commercial. To the west of S. Cory Street, there is a mix of R-3 Small Lot Residential, R-4 Duplex/Triplex, and M-1 Multi-Family Low Density. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designated the parcel as Downtown.

**Parcel History**

The site is currently vacant after the closing of Lincoln Elementary School.

**Staff Analysis**

The applicant would like to rezone the site from R-3 Small Lot Residential to C-3 Downtown Commercial. With the school's closure, there is much interest in what will happen next to the site. The applicant has been in discussion with developers and they believe that the rezoning would allow for a mixed-use development to occur on the property.

When considering rezoning requests, the Findlay Land Use Plan is one of the key components to consider. The Findlay Land Use Plan designates this site as Downtown, which would better align the zoning with that plan. Given the unique character of the school, it's location just west of Main Street, and the mix of uses in the area, staff is supportive of the rezone request.

**Staff Recommendation**

Staff recommends that FCPC recommend **approval of APPLICATION FOR ZONING AMENDMENT #ZA-06-2023; filed by Findlay City Schools to rezone 200 W. Lincoln Street from R-3 Small Lot Residential to C-3 Downtown Commercial.**

**ENGINEERING**

- No Comment

**FIRE PREVENTION**

- No Comment

**RECOMMENDATION**

Staff recommends that FCPC recommend **approval of APPLICATION FOR ZONING AMENDMENT #ZA-06-2023; filed by Findlay City Schools to rezone 200 W. Lincoln Street from R-3 Small Lot Residential to C-3 Downtown Commercial.**


**ZA-06-2023**

**APPLICATION FOR ZONING  
AMENDMENT**

filed by Findlay City Schools to rezone  
200 W. Lincoln St from R-3 Small Lot  
Residential to C-3 Downtown Commercial

**Legend**

 200 W. Lincoln St

 Parcels

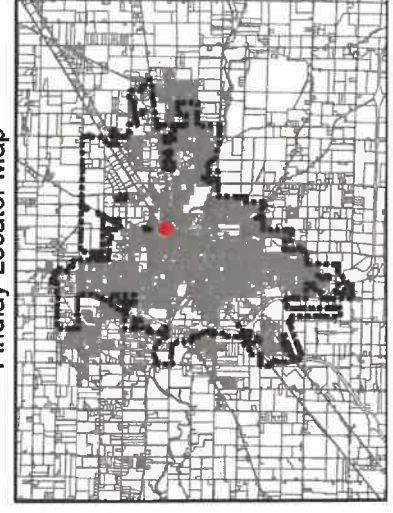
 RoadCenterlines

**City Boundary**

 Findlay



Findlay Locator Map

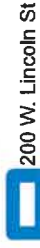


# ZA-06-2023

## APPLICATION FOR ZONING AMENDMENT

filed by Findlay City Schools to rezone  
200 W. Lincoln St from R-3 Small Lot Residential to C-3 Downtown Commercial

### Legend



200 W. Lincoln St

### Zoning



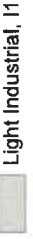
General Commercial, C2



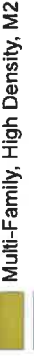
Downtown Commercial, C3



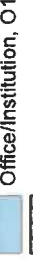
Condominium, CD



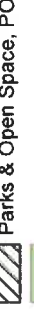
Light Industrial, I1



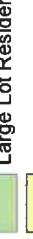
Multi-Family, High Density, M2



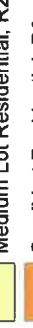
Office/Institution, O1



Parks & Open Space, PO



Large Lot Residential, R1



Medium Lot Residential, R2



Small Lot Residential, R3



Duplex/Triplex, R4



Mobile Home MH



Parcels



Road Centerlines

### City Boundary



Findlay

### Findlay Locator Map

