

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT October 12th, 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
October 12th, 2023 – 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

TABLED ITEMS

1. APPLICATION FOR ZONING AMENDMENT #ZA-09-2023; filed by Nipper Industrial Holdings LLC, to rezone lots 1, 5, and 6 of the Findlay Center for Business & Technology, 1700 Fostoria Avenue, from C-2 General Commercial to I-1 Light Industrial.

NEW ITEMS

1. APPLICATION FOR ZONING AMENDMENT #ZA-10-2023 filed by Strauch III LTD to rezone lots 9, 10, and 11 of the East Melrose Business Park from C-2 General Commercial to M-2 Multi-Family, High Density, located at 1600 E. Melrose Avenue.
2. APPLICATION FOR SITE PLAN REVIEW #SP-20-2023 filed by Moose Lodge 698 Loyal Order TR for a 6739 sf building expansion at their building at 1028 W. Main Cross Street.
3. APPLICATION FOR SITE PLAN REVIEW #SP-21-2023 filed by Werk-Brau, for a 26,280 sf expansion of their facility at 2500 Fostoria Avenue.
4. APPLICATION FOR SITE PLAN REVIEW #SP-22-2023 filed by Charles A. Lammers Properties LLC, for a new building for Blasius Countertops on parcel 560000177230 on Lotze Street.
5. APPLICATION FOR CONDITIONAL USE #CU-17-2023 filed by Doug Andrus, for outdoor storage of merchandise at 1113 W. Main Cross Street.
6. APPLICATION FOR ALLEY VACATION #AV-01-2023 filed by Paul & Brenda Miller to vacate the remainder of the e/w alley between Lilac Lane and Western Avenue north of Coventry Drive.
7. APPLICATION FOR SITE PLAN REVIEW #SP-23-2023 filed by Andek LLC to construct a 3 story 16-unit apartment building at parcel #600000302210 on W. McPherson Avenue.

ADMINISTRATIVE APPROVALS

ADJOURNMENT

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday, October 12th, 2023– 9:00 a.m.

COMMENTS

TABLED ITEMS

- 1. APPLICATION FOR ZONING AMENDMENT #ZA-09-2023; filed by Nipper Industrial Holdings LLC, to rezone lots 1, 5, and 6 of the Findlay Center for Business & Technology, 1700 Fostoria Avenue, from C-2 General Commercial to I-1 Light Industrial.**

CPC STAFF

General Information

This request is located on the north side of Fostoria Avenue near the intersection with Broad Avenue. It is zoned C-2 General Commercial. To the west, it is zoned R-3 Small Lot Residential. To the south it is zoned a mix of R-1 Large Lot Residential and M-2 Multi-Family High Density. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designated the parcel as Regional Commercial.

Parcel History

The site is currently home to Shelley Company and Metzger Breicheisen LLC. It has housed a number of businesses over the years since the closing of RCA. Originally the parcel was zoned Industrial for the RCA site. In 2004, it was part of a Planned Unit Development, that had a mix of commercial and industrial uses. Lots 1, 5, and 6 were listed as Business Technology zoning which allowed for a mix of commercial and industrial uses. After the PUD's were removed from the code, the parcel was given C-2 General Commercial Zoning in 2011.

Staff Analysis

At the September 14th CPC meeting, the item was tabled for further discussion between the applicant and their neighbors regarding some outstanding items regarding the site. This included the maintenance plan for the drive that loops around the three outlots, additional landscaping, and screening of the outdoor storage.

For the truck traffic, the applicant explored the idea of putting the truck traffic at the intersection in the middle of the site. The difficulties arise when the truck turn radius is accounted for. There would need to be adjustments to the stacking to allow trucks the proper width the turning in and out of the site as shown in the exhibits.

They have submitted a new landscaping sheet to show the islands in the new parking area. This will add to the screening and delineate the parking area from the drive aisles.

Given this additional information, staff is feeling more confident that the applicant will maintain the site to better align with the requirements of I-1 Light Industrial.

Staff Recommendation

Staff recommends approval of APPLICATION FOR ZONING AMENDMENT #ZA-09-2023; filed by Nipper Industrial Holdings LLC, to rezone lots 1, 5, and 6 of the Findlay Center for Business & Technology, 1700 Fostoria Avenue, from C-2 General Commercial to I-1 Light Industrial.

ENGINEERING

- No Comment

FIRE PREVENTION

- No Comment

RECOMMENDATION

Staff recommends that FCPC recommend approval of APPLICATION FOR ZONING AMENDMENT #ZA-09-2023; filed by Nipper Industrial Holdings LLC, to rezone lots 1, 5, and 6 of the Findlay Center for Business & Technology, 1700 Fostoria Avenue, from C-2 General Commercial to I-1 Light Industrial.

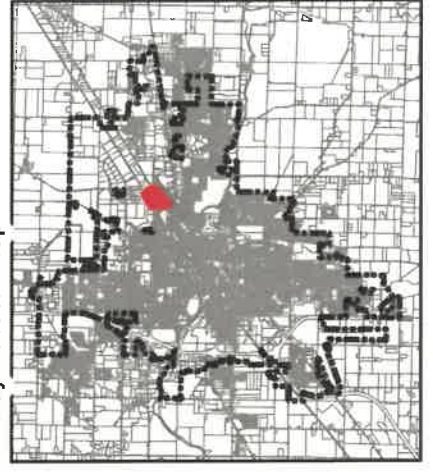
ZA-09-2023

APPLICATION FOR
ZONING AMENDMENT
filed by
Nipper Industrial Holdings LLC,
to rezone lots 1, 5, and 6 of the
Findlay Center for
Business & Technology,
1700 Fostoria Avenue, from
C-2 General Commercial
to I-1 Light Industrial.

Legend

- 1700 Fostoria Avenue
- Parcels
- Road Centerline

Findlay Locator Map



ZA-09-2023

APPLICATION FOR ZONING AMENDMENT

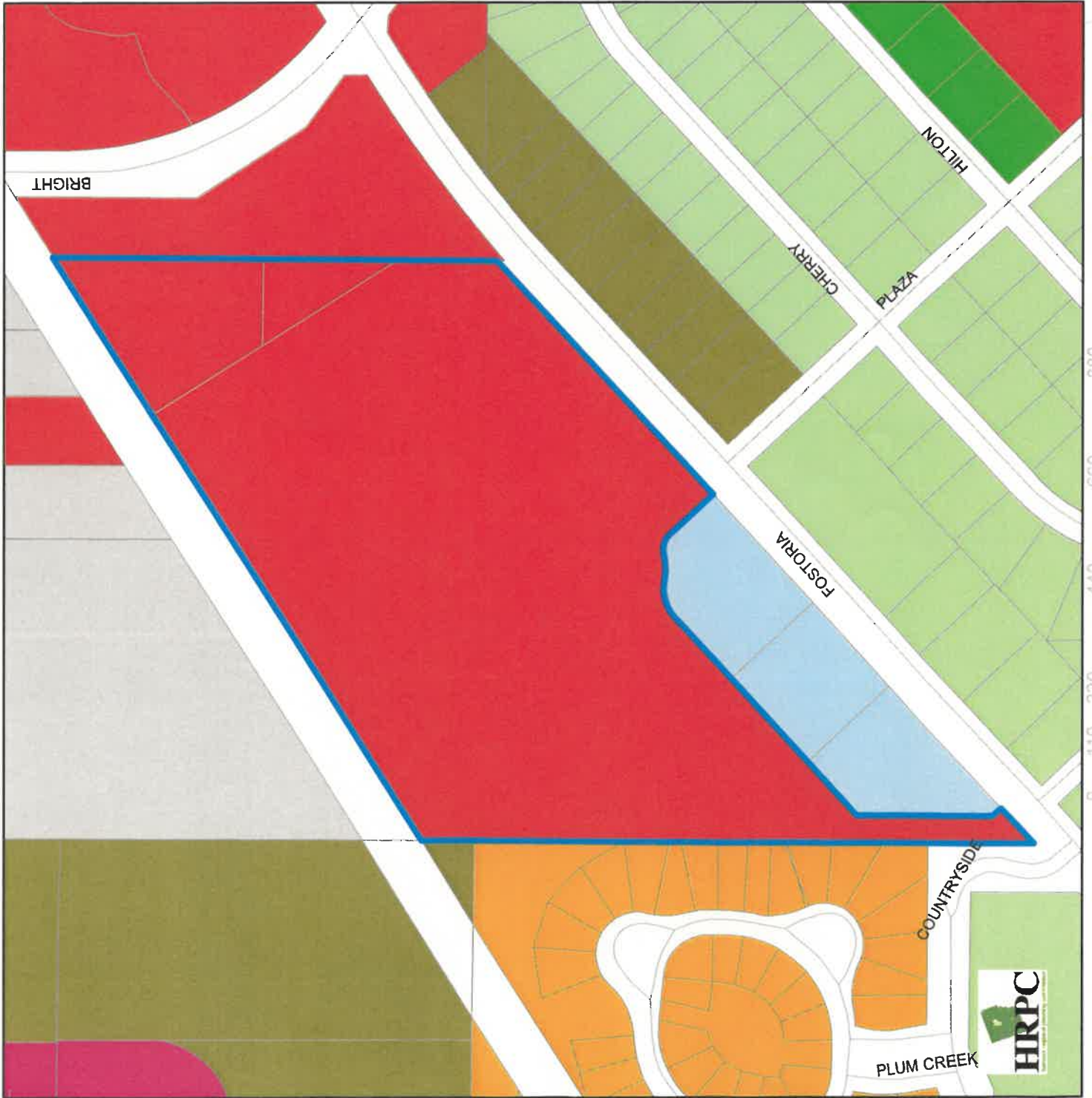
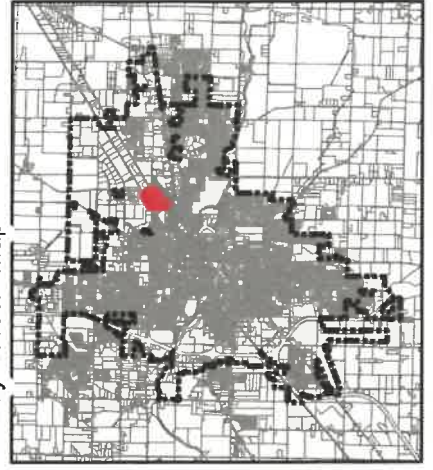
filed by

Nipper Industrial Holdings LLC,
to rezone lots 1, 5, and 6 of the
Findlay Center for
Business & Technology,
1700 Fostoria Avenue, from
C-2 General Commercial
to I-1 Light Industrial.

Legend

- 1700 Fostoria Avenue
- Parcels
- Road Centerline
- Large Lot Residential, R-1
- Medium Lot Residential, R-2
- Small Lot Residential, R-3
- Duplex/Triplex, R-4
- Local Commercial, C-1
- General Commercial, C-2
- Downtown Commercial, C-3
- Office/Institution, O-1
- Light Industrial, I-1
- Heavy Industrial, I-2
- Condominium, CD
- Multi-Family, Low Density, M-1
- Multi-Family, High Density, M-2
- Parks and Open Space, PO
- Mobile Home, MH

Findlay Locator Map



NEW ITEMS

- 1. APPLICATION FOR ZONING AMENDMENT #ZA-10-2023 filed by Strauch III LTD to rezone lots 9, 10, and 11 of the East Melrose Business Park from C-2 General Commercial to M-2 Multi-Family, High Density, located at 1600 E. Melrose Avenue.**

CPC STAFF

General Information

This request is located on the north side of E. Melrose Avenue on the west side of the intersection with Keith Parkway. It is zoned C-2 General Commercial. To the north is a mix of C-2 General Commercial and I-1 Light Industrial. Across Keith Parkway to the east, it is zoned C-2 General Commercial. To the west, it is zoned M-2 Multi-Family, High Density. Across E. Melrose Avenue to the south, it is zoned a mix of M-2 Multi-Family, High Density, I-1 Light Industrial, and C-2 General Commercial. It is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

The site is currently vacant.

Staff Analysis

The applicant is requesting the rezone to M-2 Multi-Family, Density. Although the Findlay Land Use Map recommends that these parcels along Keith Parkway be commercial, the parcels are abutting M-2 already. Given the existence of multi-family in the area, staff did not have any concerns with the request.

Staff Recommendation

Staff recommends CPC recommend approval of **APPLICATION FOR ZONING AMENDMENT #ZA-10-2023 filed by Strauch III LTD to rezone lots 9, 10, and 11 of the East Melrose Business Park from C-2 General Commercial to M-2 Multi-Family, High Density, located at 1600 E. Melrose Avenue.**

ENGINEERING

- No Comment

FIRE PREVENTION

- No Comment

RECOMMENDATION

CPC Staff recommends CPC recommend approval of **APPLICATION FOR ZONING AMENDMENT #ZA-10-2023 filed by Strauch III LTD to rezone lots 9, 10, and 11 of the East Melrose Business Park from C-2 General Commercial to M-2 Multi-Family, High Density, located at 1600 E. Melrose Avenue.**

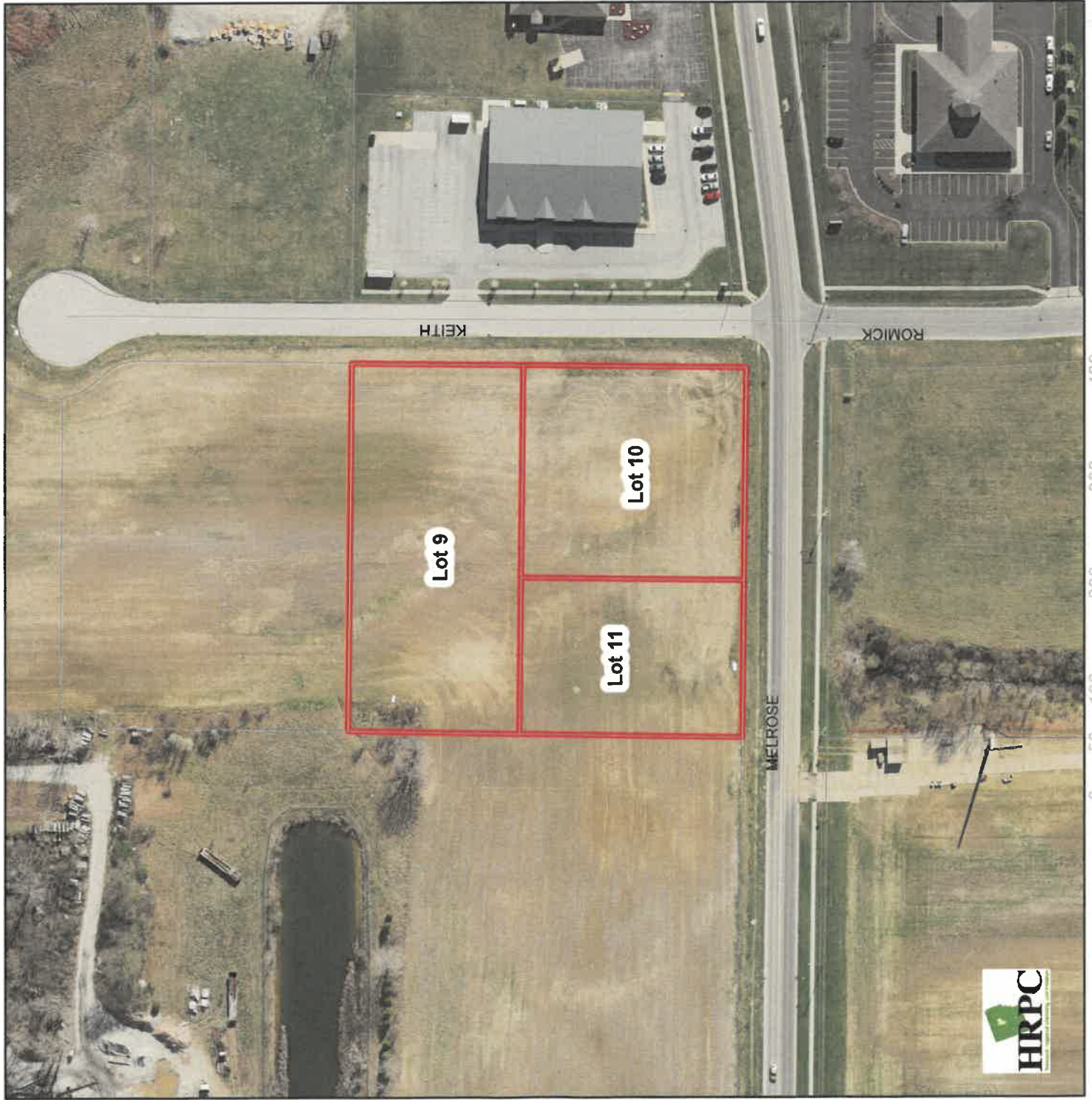
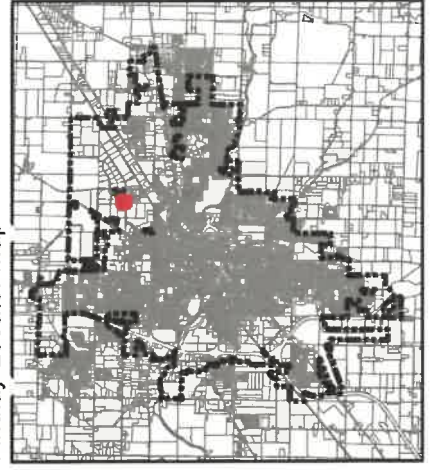
ZA-10-2023

APPLICATION FOR
ZONING AMENDMENT
filed by Strauch III LTD to
rezone lots 9, 10, 11 of the
East Melrose Business Park
from C-2 General Commercial to
M-2 Multi-Family, High Density,
located at 1600 E. Melrose Avenue.

Legend

- Parcels
- 1600 E. Melrose Avenue
- Road Centerline

Findlay Locator Map



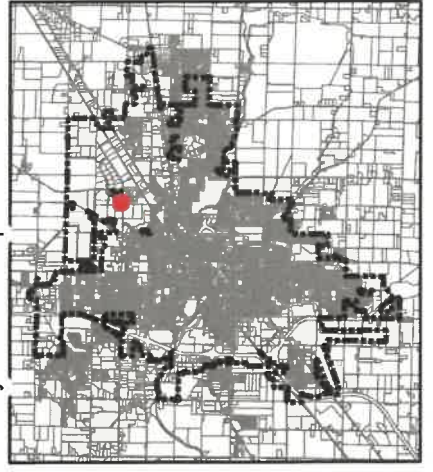
ZA-10-2023

APPLICATION FOR
ZONING AMENDMENT
filed by Strauch III LTD to
rezone lots 9, 10, 11 of the
East Melrose Business Park
from C-2 General Commercial to
M-2 Multi-Family, High Density,
located at 1600 E. Melrose Avenue.

Legend

- Parcels
- 1600 E. Melrose Avenue
- Road Centerline
- Large Lot Residential, R-1
- Medium Lot Residential, R-2
- Small Lot Residential, R-3
- Duplex/Triplex, R-4
- Local Commercial, C-1
- General Commercial, C-2
- Downtown Commercial, C-3
- Office/Institution, O-1
- Light Industrial, I-1
- Heavy Industrial, I-2
- Condominium, CD
- Multi-Family, Low Density, M-1
- Multi-Family, High Density, M-2
- Parks and Open Space, PO
- Mobile Home, MH

Findlay Locator Map



2. APPLICATION FOR SITE PLAN REVIEW #SP-20-2023 filed by Moose Lodge 698 Loyal Order TR for a 6739 sf building expansion at their building at 1028 W. Main Cross Street.

CPC STAFF

General Information

This request is located on the north side of W. Main Cross Street. It is zoned C-2 General Commercial. The land to the south and west is zoned C-2 General Commercial. To the north is PO Parks and Open Space. To the east, it is a R-3 Small Lot Residential neighborhood along Durrell Street. The parcel is within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Neighborhood Commercial.

Parcel History

This is location for the Moose Lodge.

Staff Analysis

The Moose Lodge would like to expand their building. This would involve an expansion on each the east and the west side of the building. Th expansion to the east would eliminate the drive aisle around that side of the existing building. The distance between the edge of the expansion and the property line is 11.3', while the code states it needs to be 25' when adjacent to residential. This would need a variance from the BZA. The applicant has indicated they will be replacing the existing fence with a new 8 feet tall panel fence to help with the screening.

The parking lot would be expanded to the west. The code requires a 5-foot setback from a side lot line. This new configuration would require a variance from the BZA. Since this is abutting similar uses, and is setback a great distance from the road, staff was supportive of the change.

Staff Recommendation

Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-20-2023 filed by Moose Lodge 698 Loyal Order TR for a 6739 sf building expansion at their building at 1028 W. Main Cross Street with the following condition:**

- **Receive the variances from the BZA regarding the side yard and parking setbacks**

ENGINEERING

Access –

The stie is accessed from the existing drives coming off of W. Main Cross Street. The site plans propose no change to the site access.

Water Service –

The site will be an expansion of the existing building with no additional taps or water line work taking place. Existing service line will be utilized.

Sanitary Service –

The site will be an expansion of the existing building with no additional taps or sewer line work taking place. Existing service line will be utilized.

Stormwater Management –

The site plans are proposing an expansion of the existing detention pond that is located on the northwest corner of the site.

MS4 Requirements –

The disturbed area is less than 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

FIRE PREVENTION

No Comment

RECOMMENDATION

CPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-20-2023 filed by Moose Lodge 698 Loyal Order TR for a 6739 sf building expansion at their building at 1028 W. Main Cross Street with the following condition:

- **Receive the variances from the BZA regarding the side yard and parking setbacks**

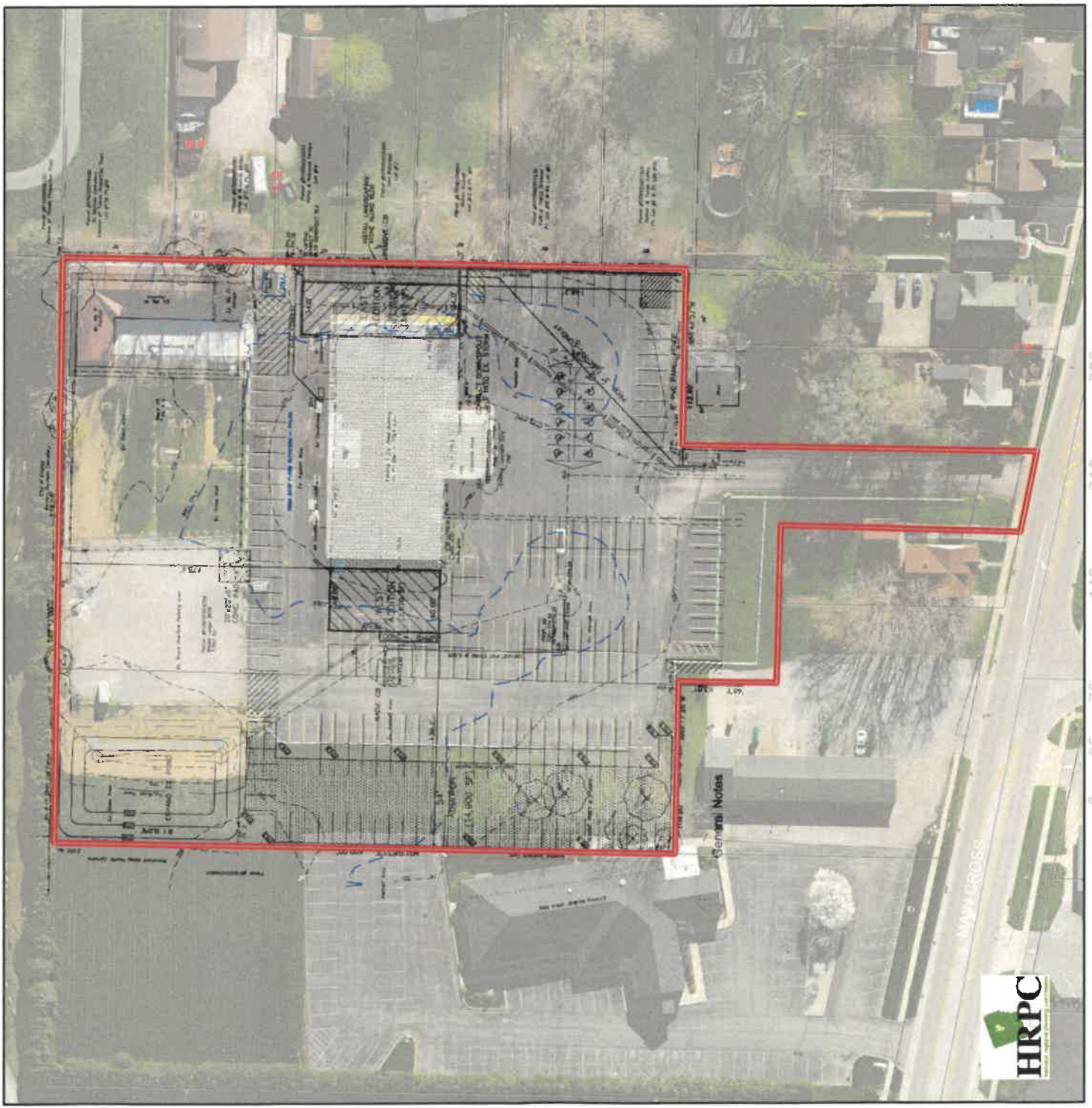
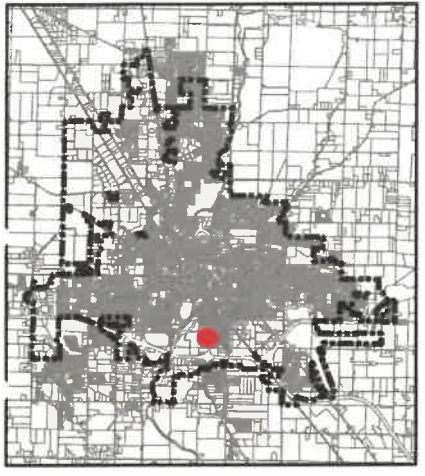
SP-20-2023

APPLICATION FOR
SITE PLAN REVIEW
filed by Moose Lodge
698 Loyal Order TR for a
6739 sf building expansion
at their building at
1028 W. Main Cross Street.

Legend

- Parcels
- 1028 W. Main Cross St.
- Road Centerline

Findlay Locator Map

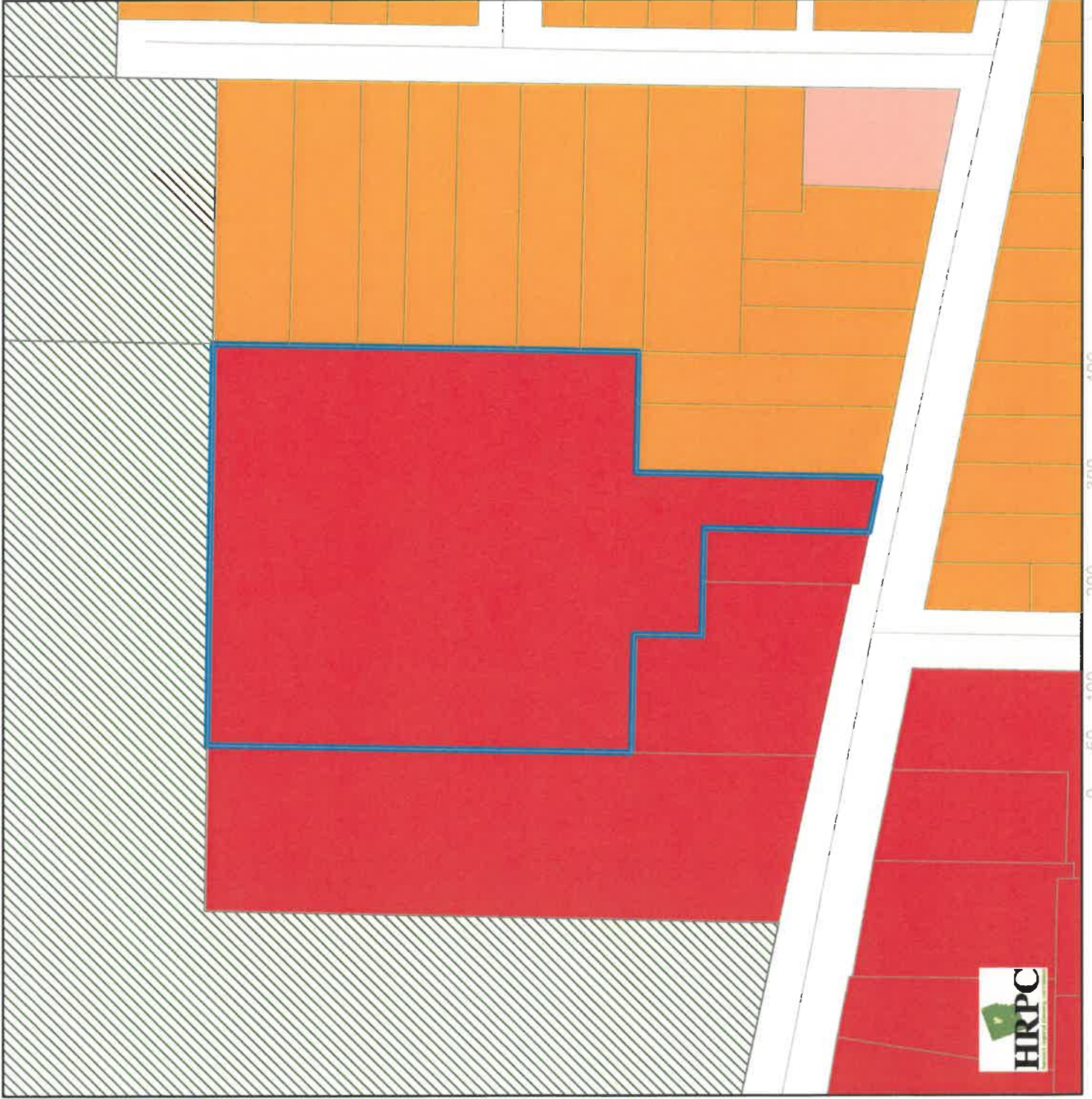
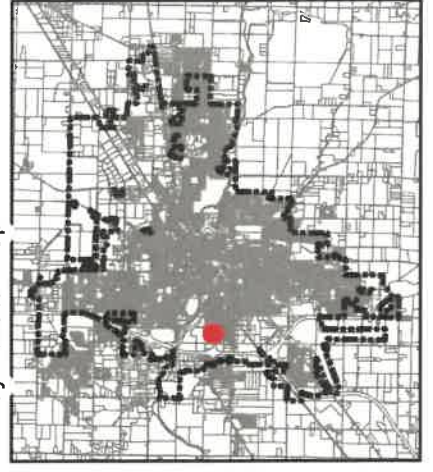


SP-20-2023

APPLICATION FOR
SITE PLAN REVIEW
filed by Moose Lodge
698 Loyal Order TR for a
6739 sf building expansion
at their building at
1028 W. Main Cross Street.

Legend	
	Parcels
	1028 W. Main Cross St.
	Road Centerline
	Large Lot Residential, R-1
	Medium Lot Residential, R-2
	Small Lot Residential, R-3
	Duplex/Triplex, R-4
	Local Commercial, C-1
	General Commercial, C-2
	Downtown Commercial, C-3
	Office/Institution, O-1
	Light Industrial, I-1
	Heavy Industrial, I-2
	Condominium, CD
	Multi-Family, Low Density, M-1
	Multi-Family, High Density, M-2
	Parks and Open Space, PO
	Mobile Home, MH

Findlay Locator Map



3. APPLICATION FOR SITE PLAN REVIEW #SP-21-2023 filed by Werk-Brau, for a 26,280 sf expansion of their facility at 2500 Fostoria Avenue.

CPC STAFF

General Information

This request is located on the north side of Fostoria Avenue. On the north side of Fostoria Avenue it is zoned I-1 Light Industrial. On the south side of Fostoria Avenue, it is zoned MH Mobile Home. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the parcel as Industrial.

Parcel History

This is the site for Werk-Brau.

Staff Analysis

The applicant has requested a 26,280 sf building expansion on the north side of the building. The main addition is on the north side of the existing building and measures 24,080 sf. This places the expansion as far away from the roadway as possible. The existing building is 38,550 sf in size. The second addition is on the west side of the building and measures 2,200 sf. This expansion will encroach on a side yard setback, which in the I-1 district is 30 feet. This will need approval from the BZA.

With the elimination of land on the north side, 68 parking spaces will be eliminated between this site and the site to the east. The applicant has indicated they will submit a plan for a new parking area that will accommodate 72 parking spaces. This will be reviewed by CPC in November.

Staff Recommendation

Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-21-2023 filed by Werk-Brau, for a 26,280 sf expansion of their facility at 2500 Fostoria Avenue with the following condition:

- **Receive a variance from BZA for the 30-foot side yard setback.**
- **Receive approval of the parking plan by CPC**

ENGINEERING

Access –

Site plans are showing no changes to the access from Fostoria Ave.

Water Service –

No proposed water.

Sanitary Service –

No proposed sewer

Stormwater Management –

Site will be utilizing the existing regional retention pond.

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.

Recommendations:

Approval of the Site

FIRE PREVENTION

- No Comment

RECOMMENDATION

CPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-21-2023 filed by Werk-Brau, for a 26,280 sf expansion of their facility at 2500 Fostoria Avenue with the following condition:

- **Receive a variance from BZA for the 30-foot side yard setback.**
- **Receive approval of the parking plan by CPC**

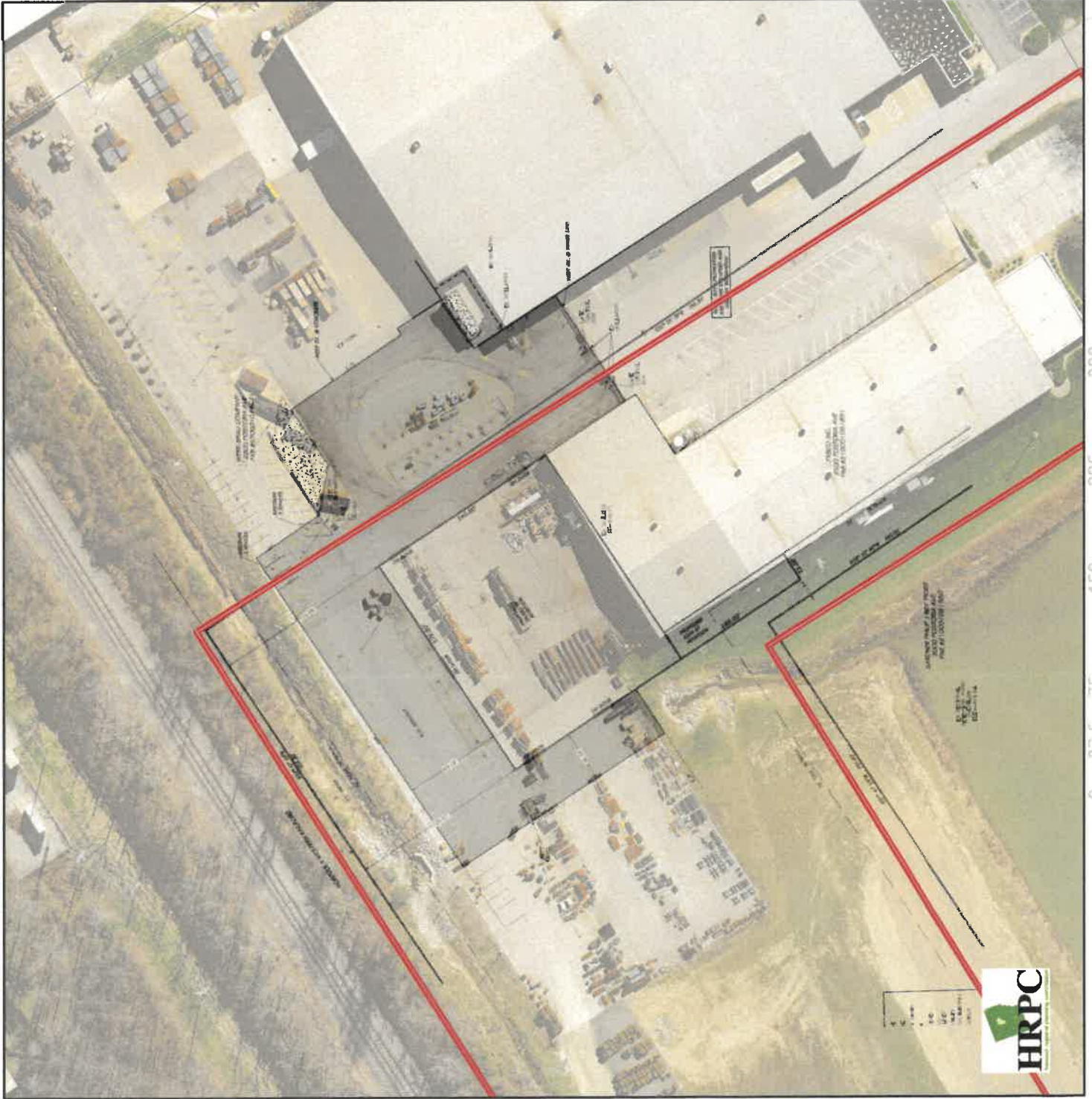
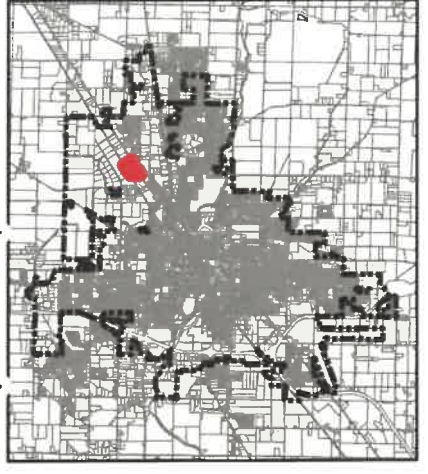
SP-22-2023

APPLICATION FOR
SITE PLAN REVIEW
filed by Werk-Brau, for a
26,280 sf expansion of
their facility at
2500 Fostoria Avenue.

Legend

- Parcels
- 2500 Fostoria Avenue
- Road Centerline

Findlay Locator Map



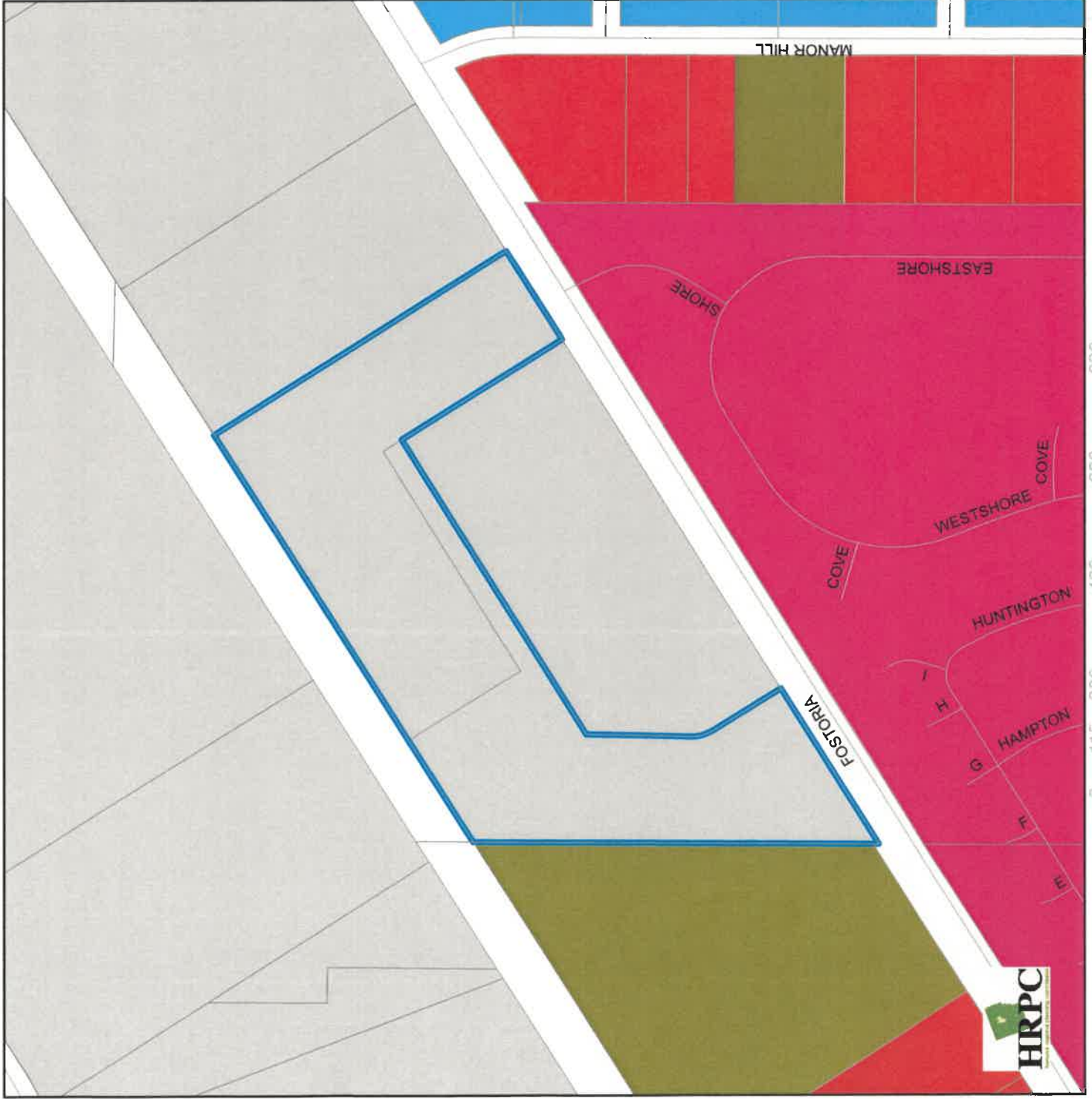
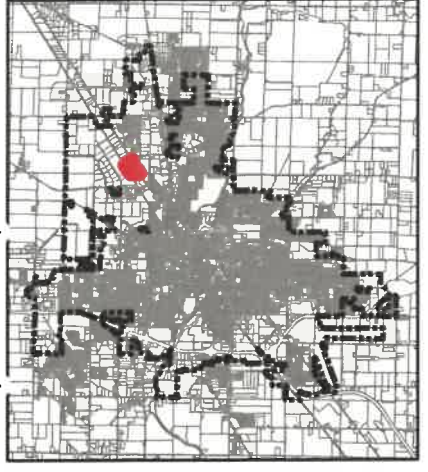
SP-22-2023

APPLICATION FOR
SITE PLAN REVIEW
filed by Werk-Brau, for a
26,280 sf expansion of
their facility at
2500 Fostoria Avenue.

Legend

- Parcels
- 2500 Fostoria Avenue
- Road Centerline
- Large Lot Residential, R-1
- Medium Lot Residential, R-2
- Small Lot Residential, R-3
- Duplex/Triplex, R-4
- Local Commercial, C-1
- General Commercial, C-2
- Downtown Commercial, C-3
- Office/Institution, O-1
- Light Industrial, I-1
- Heavy Industrial, I-2
- Condominium, CD
- Multi-Family, Low Density, M-1
- Multi-Family, High Density, M-2
- Parks and Open Space, PO
- Mobile Home, MH

Findlay Locator Map



4. APPLICATION FOR SITE PLAN REVIEW #SP-22-2023 filed by Charles A. Lammers Properties LLC, for a new building for Blasius Countertops on parcel 560000177230 on Lotze Street.

CPC STAFF

General Information

This request is located on the north side of Lotze Street, just west of the intersection with N. Main Street. The parcel is zoned C-2 General Commercial. The properties along N. Main Street are zoned C-2 General Commercial. To the north is CD Condominium. The neighborhood to the west and south is R-2 Medium Lot Residential. It is not located within the 100-year flood plain.

Parcel History

The site is currently vacant.

Staff Analysis

The applicant is proposing the construct a new building for the existing business on the abutting property to the east. This would be a 2520 sf structure located in the northwest corner of the lot. The applicant shows that they would be adding asphalt to match the asphalt of the abutting property. With the additional asphalt, they show that they have added detention to the north of the structure. They do show that they are installing 6 arborvitaes in the northwest corner to provide screening. The code does require 4 canopy trees and 4 evergreen trees per 100 lineal feet of contiguous boundary with conflicting zoning districts. This would mean that they need 6 canopy trees for the west boundary.

Staff did not see any foundation plantings on the site plan. The code requires 2 shrubs to be planted for every 12 lineal feet of building circumference. This building has 212 lineal feet of circumference, so we would need 33 shrubs to be installed. Foundation plantings can be grouped and extended around the asphalt if desired.

Staff Recommendation

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-22-2023 filed by Charles A. Lammers Properties LLC, for a new building for Blasius Countertops on parcel 560000177230 on Lotze Street with the following conditions:**

- **Install 6 canopy trees along the west boundary**
- **Install 33 shrubs for the foundation plantings**

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 –

No proposed water.

Sanitary Service –

No proposed sewer.

Stormwater Management –

The site plans are proposing a new detention pond to be located on the NW corner of the site.

MS4 Requirements –

The disturbed area is less than 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

The following permits may be required prior to construction:

- Drive Permit x 1
- Sidewalk Permit x1

FIRE PREVENTION

- No Comment

RECOMMENDATION

Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-22-2023** filed by **Charles A. Lammers Properties LLC**, for a new building for **Blasius Countertops** on parcel **560000177230** on **Lotze Street** with the following conditions:

- **Install 6 canopy trees along the west boundary**
- **Install 33 shrubs for the foundation plantings**

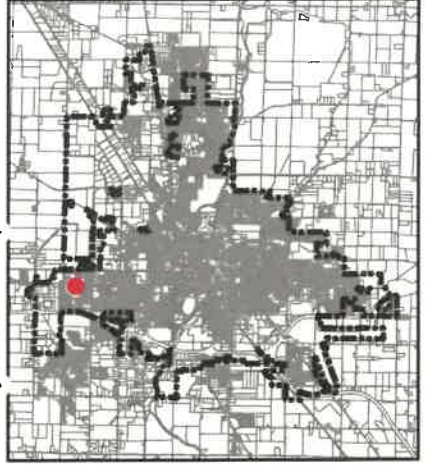
SP-22-2023

APPLICATION FOR
SITE PLAN REVIEW
filed by Charles A. Lammers
Properties LLC, for a storage
building for Blasius Countertops
on parcel 560000177230
on Lotze Street.

Legend

- Parcels
- Parcel 560000177230
- Road Centerline

Findlay Locator Map



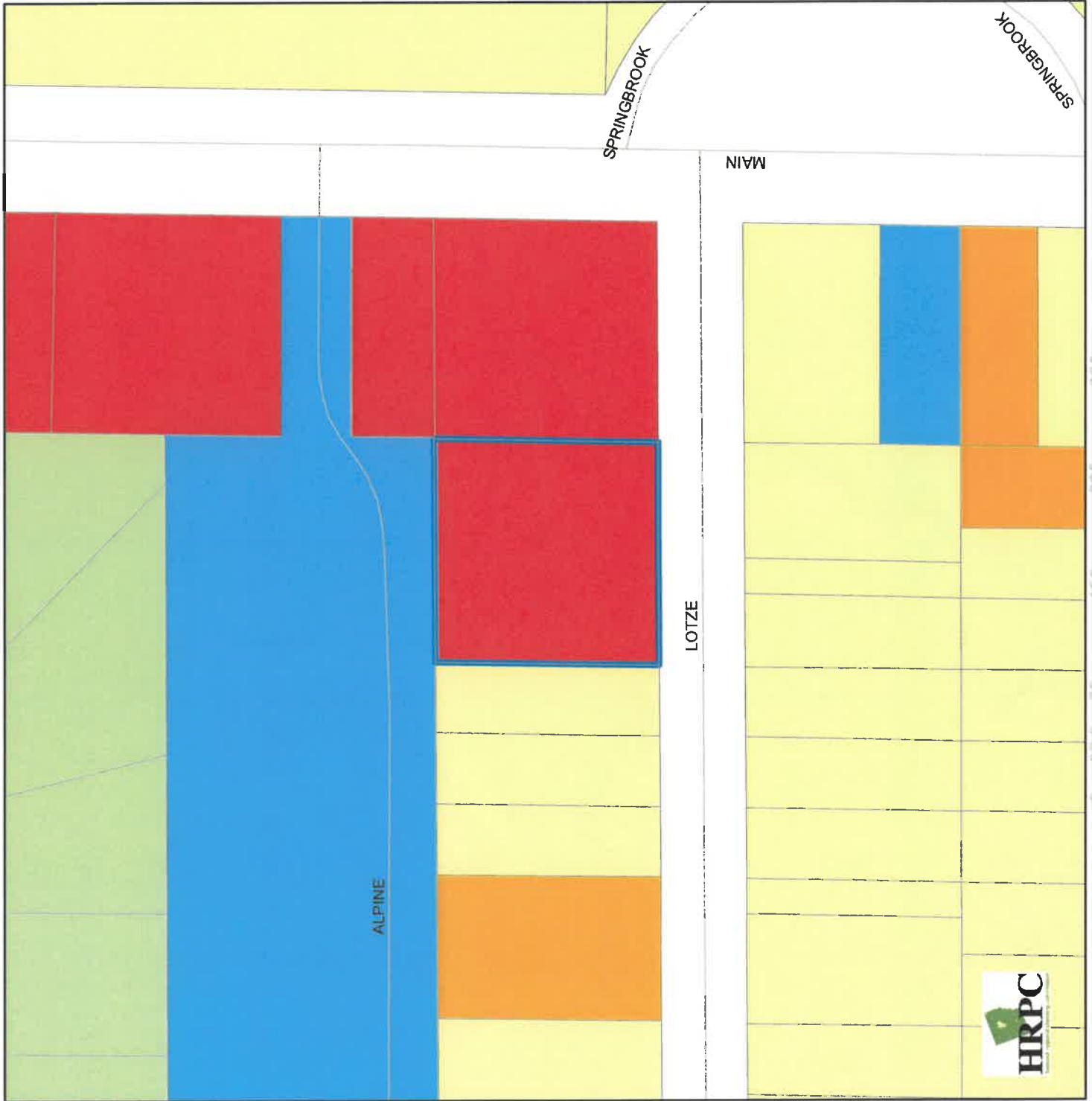
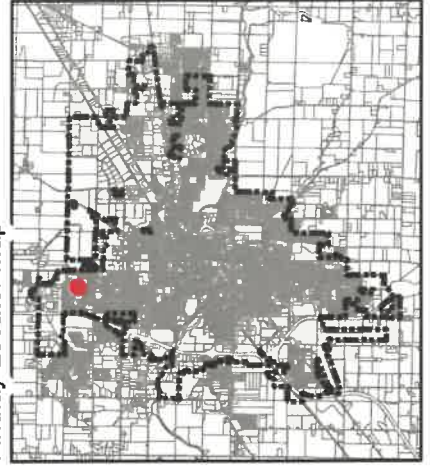
SP-22-2023

APPLICATION FOR
SITE PLAN REVIEW
filed by Charles A. Lammers
Properties LLC, for a storage
building for Blasius Countertops
on parcel 560000177230
on Lotze Street.

Legend

- Parcels
- Parcel 560000177230
- Road Centerline
- Large Lot Residential, R-1
- Medium Lot Residential, R-2
- Small Lot Residential, R-3
- Duplex/Triplex, R-4
- Local Commercial, C-1
- General Commercial, C-2
- Downtown Commercial, C-3
- Office/Institution, O-1
- Light Industrial, I-1
- Heavy Industrial, I-2
- Condominium, CD
- Multi-Family, Low Density, M-1
- Multi-Family, High Density, M-2
- Parks and Open Space, PO
- Mobile Home, MH

Findlay Locator Map



5. APPLICATION FOR CONDITIONAL USE #CU-17-2023 filed by Doug Andrus, for outdoor storage of merchandise at 1113 W. Main Cross Street.

CPC STAFF

General Information

This request is located on the south side of W. Main Cross Street. It is surrounded by C-2 General Commercial. The parcel is within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Neighborhood Commercial.

Parcel History

The site was most recently Dr. Rhoton's car dealership, which he established at CPC in 2019.

Staff Analysis

The applicant is proposing to convert the structure into a flower and garden business. Along with this, he would sell things like firewood, Christmas trees, lawn chairs, and local art. This would involve having areas of outdoor display of merchandise as shown in the exhibit. While the Christmas trees and lawn furniture would not be in a structure, there would be times of year where there would be a hooped greenhouse. Staff would recommend that the greenhouse be no closer than 50 feet from the front property line. The Christmas trees could be allowed closer, but should not encroach on the 30-foot front yard setback in the C-2 district.

The conceptual drawing provided did show an increase in parking for the site. While outside our review for the conditional use, staff would recommend a striping plan be submitted to staff to approve with the permits.

This is a conditional use, and is a revocable permit. If the City receives complaints regarding the outdoor display areas, they can review and potentially revoke the permit in the future.

Staff Recommendation

Staff recommends approval of the **APPLICATION FOR CONDITIONAL USE #CU-17-2023 filed by Doug Andrus, for outdoor storage of merchandise at 1113 W. Main Cross Street with the following condition:**

- **The greenhouse structure be no closer than 50 feet from the front property line**
- **Christmas trees and other plants available for sale be no closer than 30 feet from the front property line.**

ENGINEERING

- No Comment

FIRE PREVENTION

- No Comment

RECOMMENDATION

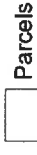
Staff recommends approval of the **APPLICATION FOR CONDITIONAL USE #CU-17-2023** filed by **Doug Andrus**, for outdoor storage of merchandise at **1113 W. Main Cross Street** with the following condition:

- The outdoor display be no further than 20-25 feet away from the front of the building.

CU-17-2023

APPLICATION FOR
CONDITIONAL USE
filed by Doug Andrus, for
outdoor storage of
merchandise at
1113 W. Main Cross Street.

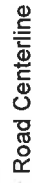
Legend



Parcels



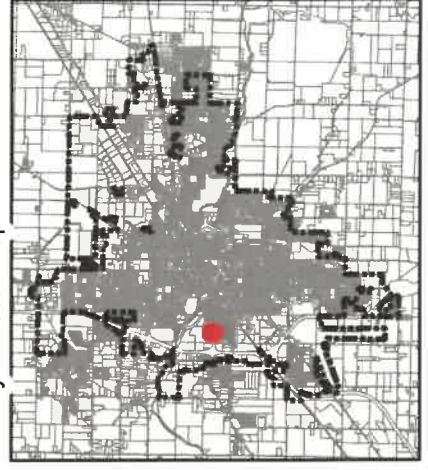
1113 W. Main Cross St.



Road Centerline



Findlay Locator Map

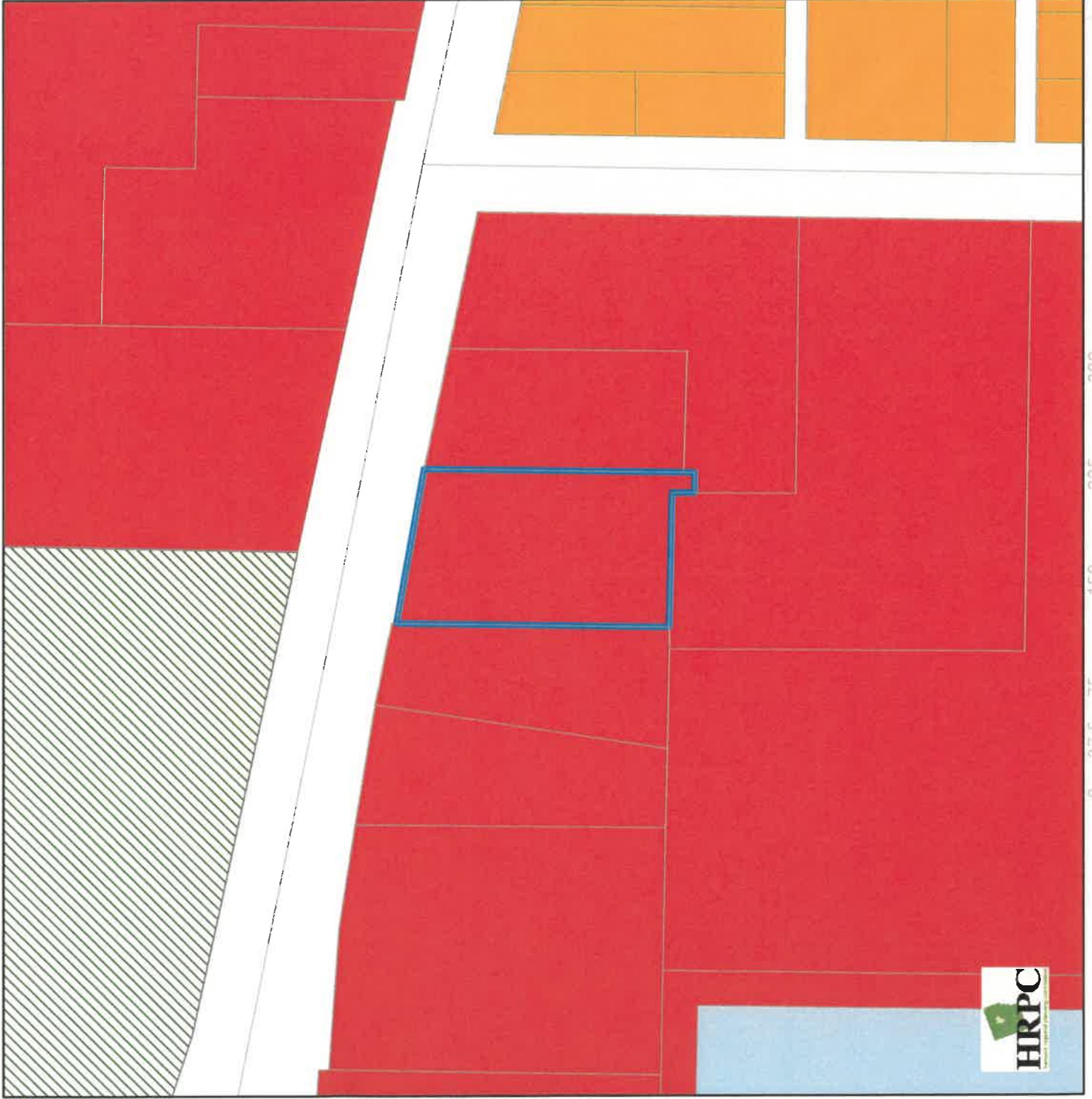
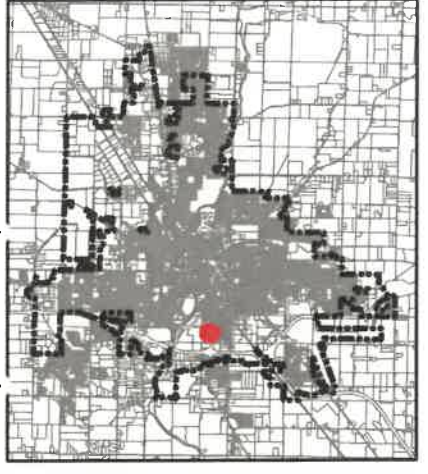


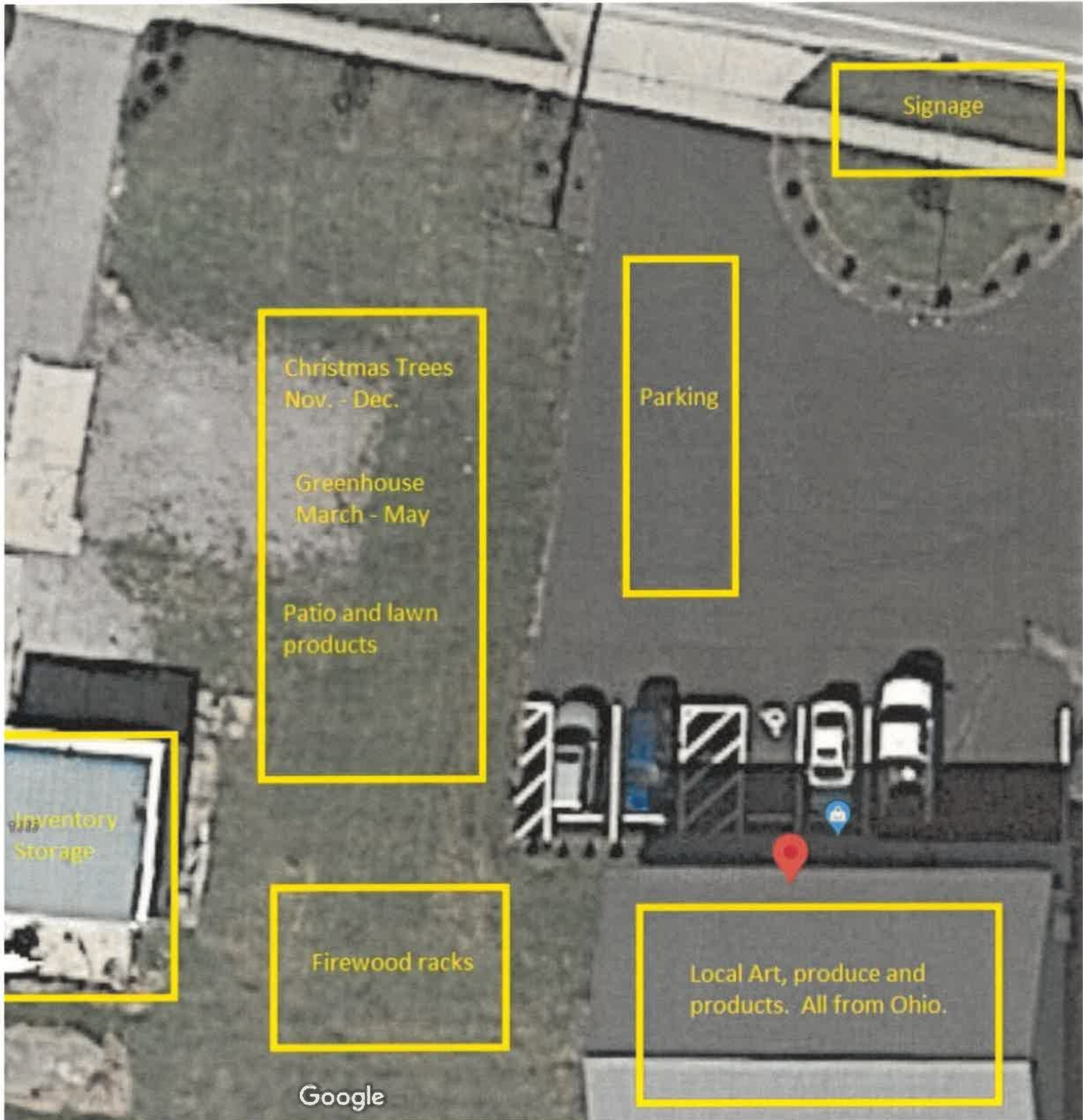
CU-17-2023

APPLICATION FOR
CONDITIONAL USE
filed by Doug Andrus, for
outdoor storage of
merchandise at
1113 W. Main Cross Street.

Legend	
	1113 W. Main Cross St.
	Road Centerline
	Large Lot Residential, R-1
	Medium Lot Residential, R-2
	Small Lot Residential, R-3
	Duplicate/Triples, R-4
	Local Commercial, C-1
	General Commercial, C-2
	Downtown Commercial, C-3
	Office/Institution, O-1
	Light Industrial, I-1
	Heavy Industrial, I-2
	Condominium, CD
	Multi-Family, Low Density, M-1
	Multi-Family, High Density, M-2
	Parks and Open Space, PO
	Mobile Home, MH

Findlay Locator Map





Signage

Christmas Trees
Nov. - Dec.

Greenhouse
March - May

Patio and lawn
products

Parking

Inventory
Storage

Firewood racks

Local Art, produce and
products. All from Ohio.

Google

6. APPLICATION FOR ALLEY VACATION #AV-01-2023 filed by Paul & Brenda Miller to vacate the remainder of the e/w alley between Lilac Lane and Western Avenue north of Coventry Drive.

CPC STAFF

General Information

The right-of-way was part of the plat for this subdivision. The eastern part of the alley was vacated back in 2021 when a list of neighbors requested a vacation up to a certain point.

Staff Analysis

During the staff review of the alley, there is an existing storm sewer that runs through the middle of the right-of-way before turning north. Discussions between HRPC and the Engineer determined that there will need to be an easement in the area, and that structures should not be encouraged over the sewer. That said, staff would recommend that the alley remain and that the City work with the property owners to take care of maintenance issues.

Staff Recommendation

Staff recommends FCPC recommend **denial of APPLICATION FOR ALLEY VACATION #AV-01-2023 filed by Paul & Brenda Miller to vacate the remainder of the e/w alley between Lilac Lane and Western Avenue north of Coventry Drive.**

ENGINEERING

There is an existing storm sewer that runs in the middle of the unapproved alley. If the alley is vacated the City will need an easement for the storm sewer that will be roughly the same size as the existing ROW. If an easement is established it would be preferred to not allow fences or sheds over top of the easement.

FIRE PREVENTION

- No Comment

RECOMMENDATION

CPC Staff recommends that FCPC recommend **denial of APPLICATION FOR ALLEY VACATION #AV-01-2023 filed by Paul & Brenda Miller to vacate the remainder of the e/w alley between Lilac Lane and Western Avenue north of Coventry Drive.**

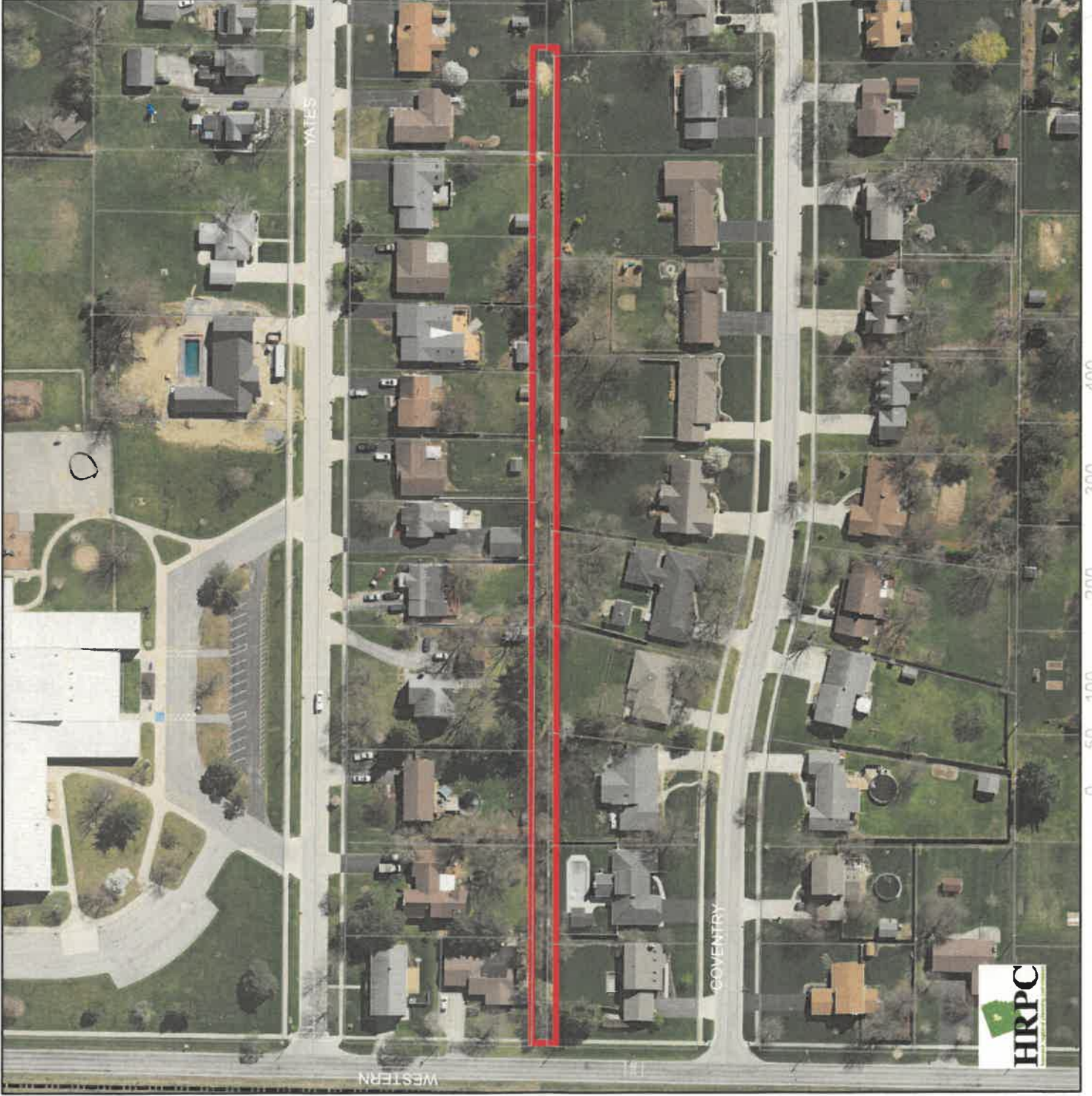
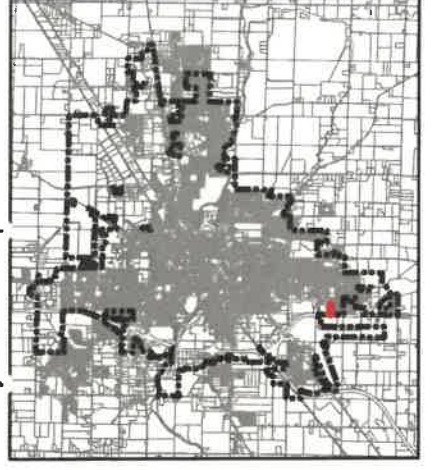
AV-01-2023

APPLICATION FOR
ALLEY VACATION
filed by Paul & Brenda Miller
to vacate the remainder
of the e/w alley between
Lilac Lane and
Western Avenue north
of Coventry Drive.

Legend

- Parcels
- AV-01-2023
- Road Centerline

Findlay Locator Map



7. APPLICATION FOR SITE PLAN REVIEW #SP-23-2023 filed by Andek LLC to construct a 3-story 16-unit apartment building at parcel #600000302210 on W. McPherson Avenue.

CPC STAFF

General Information

This request is located on the south side of W. McPherson Avenue just east of the intersection with Hurd Avenue. It is currently in the process of rezoning from O-1 Office/Institution to M-2 Multi-Family, High Density. It is in a neighborhood of R-1 Large Lot Residential. It was a part of the PUD for the Lake Cascades Park. It is not located within the 100-year flood plain.

Parcel History

The site is currently vacant.

Staff Analysis

The applicant has resubmitted a site plan for the site. Originally, the site plan called for a 3-story, 24 unit structure. CPC recommended approval contingent upon the zoning being approved and the applicant receiving variances for the density and parking. The zoning was approved by City Council; however, the BZA denied the variances for the density and parking.

Given their denial, the applicant has reworked the site plan to meet the zoning standards. Instead of 24 units, they have dropped it down to 16, which is under the density for the site. The first floor would have 4 units. Two of the units would be 2-bedroom, while the other two were single-bedroom units. The second and third floor would be 6 units each, all being single-bedroom units. They have kept the number of parking the same from the original plan, but with the reduction in units, now have more than enough to accommodate the site.

The site layout is in line with what was originally approved. The landscaping will remain as originally submitted and meets the standard. They applied the recommended landscape buffer near the northeast corner of the site between their neighbor to the east. They also now show a 2' high landscaping mound along W. McPherson Avenue to help with the screening.

Another beneficial change since the last discussion was the dumpster was moved to the west side of the parking lot. This will alleviate issues with having it closer to the neighbor to the east.

Given the reduction in density and keeping the rest of the site the same, staff is supportive of the site plan.

Staff Recommendation

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-23-2023 filed by Andek LLC to construct a 3-story 16-unit apartment building at parcel #600000302210 on W. McPherson Avenue.**

ENGINEERING

Access –

Site will be accessed from a new curb cut that is located on the east side of the side. The new curb cut will lead into a parking lot that will be used by the tenants for the proposed apartments.

Water Service –

The plans are proposing a domestic line to come off of the 10-inch waterline that is running N-S through the site. Due to the location of the water main the meter will most likely need to be placed inside of the building with a backflow preventor. Due to the size of the line a 4-inch valve will need to be placed on the tee at the water main. Final location of the meter shall be determined with the City of Findlay Water Department.

Sanitary Service –

The sanitary service will be connected to the sanitary sewer that is running N-S through the site.

Stormwater Management –

The site plans are proposing a new detention pond to be located on the NW 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:

- Sidewalk Permit x1
 - 50 FT
- Curb Cut Permit x1
 - 55 FT
- Street Opening Permit x1
- Water Service x1
- Sanitary Tap x1
- Storm Tap x1

FIRE PREVENTION

- Be sure to obtain all proper permits for construction

RECOMMENDATION

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-23-2023 filed by Andek LLC to construct a 3 story 16-unit apartment building at parcel #600000302210 on W. McPherson Avenue.**

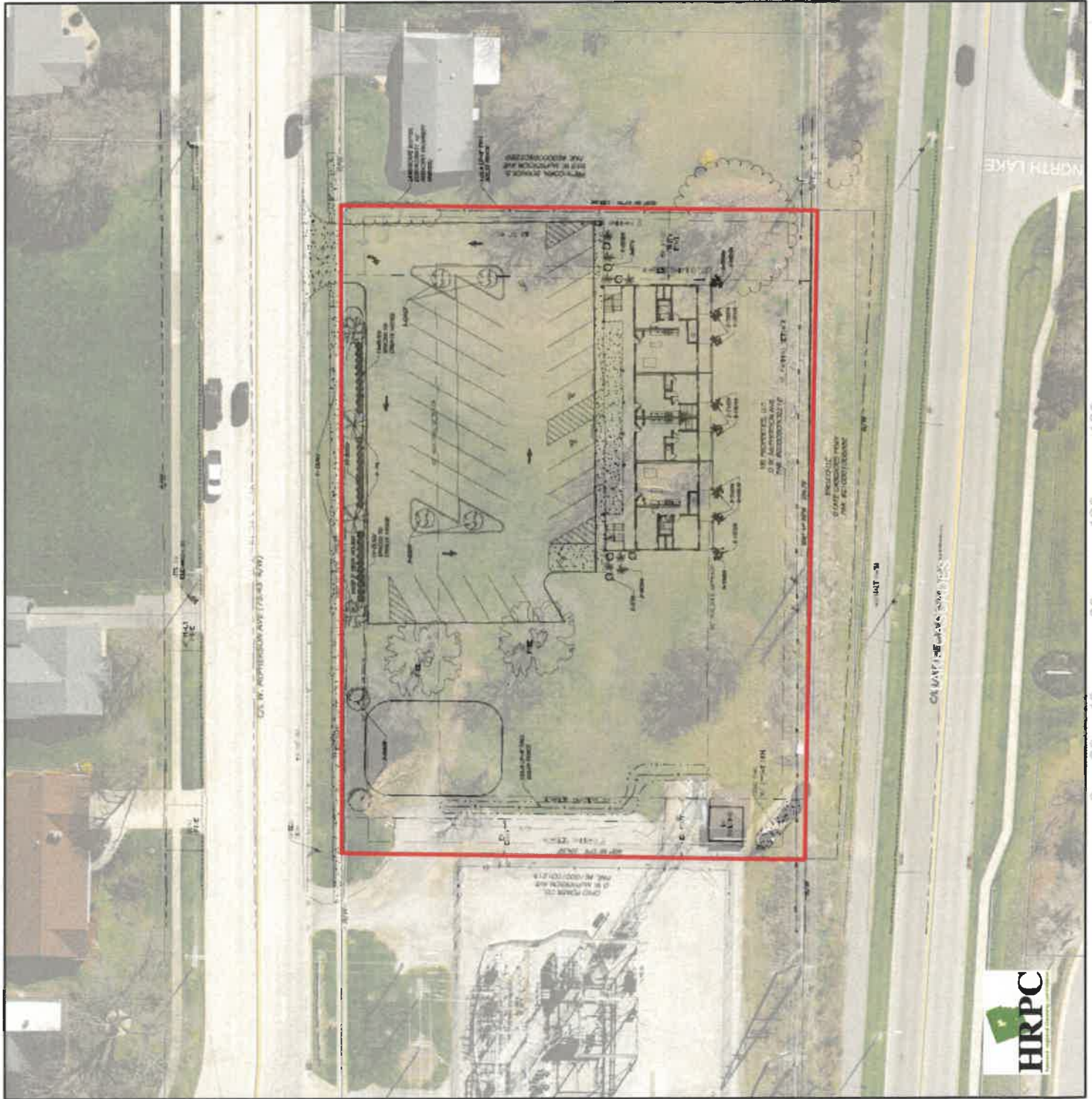
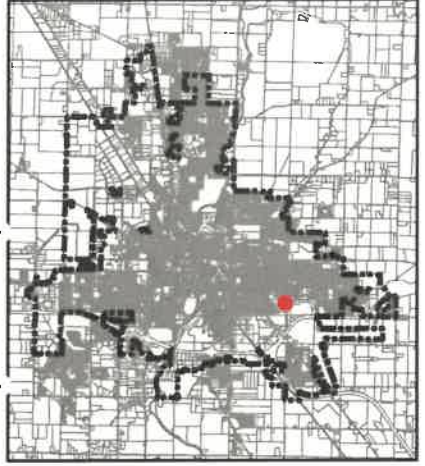
SP-23-2023

APPLICATION FOR
SITE PLAN REVIEW
filed by Andek LLC to
construct a 3 story
16-unit apartment building at
parcel #600000302210 on
W. McPherson Avenue.

Legend

- Parcel 600000302210
- Parcels
- Road Centerline

Findlay Locator Map



SP-23-2023

APPLICATION FOR SITE PLAN REVIEW

filed by Andek LLC to
construct a 3 story
16-unit apartment building at
parcel #600000302210 on
W. McPherson Avenue.

Legend

- Parcel 600000302210
- Parcels
- Road Centerline
- Large Lot Residential, R-1
- Medium Lot Residential, R-2
- Small Lot Residential, R-3
- Duplex/Triplex, R-4
- Local Commercial, C-1
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- Office/Institution, O-1
- Light Industrial, I-1
- Heavy Industrial, I-2
- Condominium, CD
- Multi-Family, Low Density, M-1
- Multi-Family, High Density, M-2
- Parks and Open Space, PO
- Mobile Home, MH

Findlay Locator Map

