

CITY COUNCIL
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PUBLIC HEARING MINUTES

A Public Hearing was held on October 3, 2023 at 5:55 PM in the Council Chambers, Municipal Building to rezone 200 West Lincoln Street from R3 Small Lot Residential to C3 Downtown Commercial for the property situated in the City of Findlay (Ordinance No. 2023-084).

Situated in the City of Findlay, County of Hancock, State of Ohio:

Being in the Vance and Cory's Addition Add Lots # 271-274 and the 200 feet and alley.

Aforementioned to be rezoned from R3 Small Lot Residential to C3 Downtown Commercial.

President of Council Harrington asked if anyone wished to address Council:

Ann Stoner who has lived at 209 West Lincoln Street for thirty-seven (37) years and raised their family there whose sons attended Lincoln School, so she is familiar with the property. Her concerns with the proposed establishment as a retail restaurant space is what the developer has in mind for hours of operation. If it will be a restaurant or bar that will be open early hours in the morning as Lincoln Street is surrounded by residential homes. She asked if residents will be exposed to noise in evening hours from the rooftop bar mentioned in some of the proposals when many residents are trying to enjoy the quiet of their neighborhood or are trying to sleep if they have work the next day.

It was mentioned that there is plenty of parking on Lincoln Street that she disagrees. The majority of homeowners on Lincoln Street do not have a driveway or garage attached to their home. Those that have parking at the rear of their property is a very limited space. Those that utilize the parking in the front of their homes will now be battling for parking spaces in front of their homes and are already battling with downtown workers parking all day in front of their homes, just today, she counted five (5) just in the 200 block of West Lincoln Street. They are there all day. She asked if they will limit the hours of parking in the 200 block of West Lincoln Street which further imposes on homeowners for parking.

She asked what happens to this property if the developers sell it at some time in the future. If it can be torn down, turned into some other type of commercial property, convenience store or other type of business that creates a lot of traffic and noise within the community. It was mentioned that the developer may add green space playground for the neighborhood children that she thinks would be great. She would like to see that after watching children play across the street thirty-seven (37) years while school was in session, which is a wonderful noise. She asked if that is going to be done if it will maintain the safety of the children as she would like to see her grandchildren go over there and play.

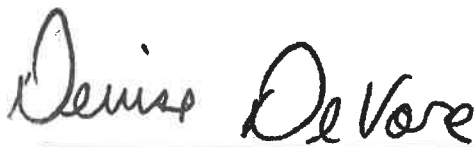
She is neither all against this project, nor all for it and just wants to know more about it before it goes forward and what the neighborhood can expect from this property development.

Discussion:

Mayor Muryn replied that the City Administration has been in communications with the developer who has shared some of his contextual drawings. Everything would have to go through the CITY PLANNING COMMISSION. The developer was waiting to provide anything to them until this public hearing was done, as well as the passing of Ordinance No. 2023-084. At this time, in his development plans, he is maintaining the playground. The City Administration has been talking with the developer about having that discussion with the PARKS AND RECREATION BOARD about donating a portion of the property to the City so that the park space could still be maintained which could be a really nice area. She owned property on Lincoln Street at one point, so she knows it is a nice area. With it being more of a residential area development, it will be very well done. All of the renderings are very complimentary of maintaining the existing building and the façade. It will be very nice overall wanting to maintain the building and that area. She would be happy to sit down with Ms. Stoner and go over more the of details that will be made public in the near future. Moving to the C-3 Downtown Commercial will give him the ability to be flexible with the CITY PLANNING COMMISSION and make it is conducive the neighborhood. Ms. Stoner asked if it will have to come back to the CITY PLANNING COMMISSION as they develop that property to get approval with what they want to do with it. She asked if they will still have to get approvals for hours of operation if it is going to be a restaurant, if they will have to get an approved liquor license, etc. She asked if it would expand the D.O.R.A. area past Cory Street to South West Street. Mayor Muryn replied that because it is not a new building being built, she is unsure of the different stages it will go through, but that it a site plan review will be reviewed through the CITY PLANNING COMMISSION. She cannot speak specifically on hours of operation that would have to be regulated, but that they will have to comply with noise ordinances. A liquor license request would have come to City Council.

Councilman Niemeyer noted that this is in his ward. He has had different calls on it about liquor licenses and parking to which he has replied that it is too early to tell because it is unknown what is going to go there for sure. Mayor Muryn replied that there is not a parking requirement with C-3 Downtown Commercial, however, the developer knows that there will not be tenants if they do not have somewhere to park, so he has been looking at some potential other parking in the area and looking at some areas that might be conducive to accommodate the parking. That will all go through the CITY PLANNING COMMISSION. Ms. Stoner replied that the 100 block is limited to 2-hour parking and the 200 block is all day parking. Most of the residents need to utilize parking in front of their homes often, especially when they have guests. Mayor Muryn pointed out that there is a good amount of parking on the properties, though the majority of that will be maintained. The developer recognizes the necessity of having parking for their tenants by accommodating that as much as possible.

Councilman Bauman moved to adjourn the Public Hearing at 6:05pm. Seconded by Councilman Palmer. All were in favor.



Clerk of Council
Denise DeVore



President of Council
John Harrington