

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

Minutes

MEMBERS:

Mayor Muryn
Rob Martin
Dan DeArment
Jackie Schroeder
Dan Clinger

STAFF ATTENDING:

Matt Cordonnier, HRPC Director
Jacob Mercer, HRPC Staff
Jeremy Kalb, City Engineer
Kevin Shenise, Fire Prevention
Erik Adkins, Zoning Administrator & Flood Administrator

GUESTS:

Dan Stone, Ray Van Guten, Deborah Pregabon, John Courtney, Steve Reddick, Brian Spoon, Steve Russell, Andrew Yates, Andy Lammers, Paul & Brenda Miller

CALL TO ORDER

ROLL CALL

The following members were present:

Mayor Muryn
Rob Martin
Dan DeArment
Jackie Schroeder
Dan Clinger

SWEARING IN

All those planning to give testimony were sworn in by Jacob Mercer.

APPROVAL OF MINUTES

Rob Martin motioned to approve the minutes for the September 14, 2023 meeting with the change. Dan DeArment seconded. Motion approved 5-0-0.

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.**

DISCUSSION

Dan Stone was present on behalf of the application. Regarding the landscaping on the site, he believed that there was discussion about outdoor storage with some additional landscaping back in 2009. The current landowners worked with the homeowner's association to the east to fill in additional landscaping. Given that it was implemented in 2009, the landscaping is pretty well developed and does a good job screening. The other concern with the landscaping was regarding the screening of current trucks on site. They've added some landscaped islands to the site to better define the drive aisle going forward. These islands would have 2 juniper trees each. He added juniper trees are typically not included in landscaping islands, but they will be green year round, growing 6-8 feet wide and 10-14 feet tall, which will help address the screening issues. If they get approval, they could start installation yet this year.

Mr. Stone addressed the drive aisle on the site. He said there are currently deed restrictions in place to address the maintenance of the drive aisle. The owners of lot 1 are more aware of the fact that they are the responsible and will address this moving forward.

Mr. Stone said they investigated the traffic pattern on the site. They looked at the idea of cars entering and exiting the site via the traffic light intersection. Exiting the site will be problematic because of the turn radius of the trucks, which would require major improvements to the intersection to accomplish. At this point, they would like to keep the truck traffic leaving at the west end of the site.

Mr. DeArment asked if they had the radius to do so with their current exit. Mr. Stone said that is how they are doing it today, so they could maintain this traffic pattern. Mayor Muryn interjected that the reconfiguring of the intersection would be expensive and intensive for the City. She said the intent of last meeting was to investigate options. Going forward, having signage say that trucks enter at the light, and leave on the west would reduce the traffic at the west intersection in half. The Mayor noted it was less than 20 trucks per day, so this addressed her primary concern.

Dan Clinger asked if they could add some additional landscaping on the north side of the west property line. Dan Stone noted there is existing fencing in that stretch. The Mayor said she was comfortable keeping it as planned, and reinvestigate it in the future if they start receiving

complaints. She noted also that there is a utility easement so it would be difficult to add to that area.

Ray Van Guten, owner 1610 Fostoria Avenue, spoke about his concerns. He noted that the analysis was done at the traffic light, but no analysis was done regarding the existing intersection. He said they do drive onto the grass in his property when they are making their turns. He raised concerns regarding the covenants and restrictions regarding screening of outdoor storage. He also mentioned that he is concerned if the zoning is approved; the intensity of the use can be opened up to anything permitted in the industrial district.

Mayor Muryn responded that regarding the deed restrictions, that was a civil matter and not something that the City could really consider.

Dan DeArment asked if the road could be widened in that area to accommodate the traffic in and out at the light. Dan Stone said there is a small roadside swale there and that the road does drop off a bit on the south side, which would limit them. Jeremy Kalb added that they need to be careful how they align the lanes as well because you don't want a straight lane in line with a turn lane. It wouldn't be a simple asphalt addition, but require a major intersection upgrade.

Dan DeArment asked if they could do something to ensure that the trucks aren't turning onto Mr. Van Guten's property. Dan Stone noted that with the incoming traffic going in at the light, they would not be cutting that corner. It should eliminate the issue moving forward.

Mr. Clinger asked what the size of the islands would be. Mr. Stone said 30-40 feet. Mr. Clinger said that he would like to see more than 2 trees in the islands. Mr. Stone said they could have 3 trees in them. Mr. Clinger said that was good but he wasn't sure we were meeting the screening standards completely. Mr. Cordonnier said that they are trying to walk the line between site plan and rezoning. If this was a new construction project, they would have to meet the standards, but this has existed since the 1950's.

MOTION

Rob Martin made motion for FCPC to 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.**

2nd: Jackie Schroeder

VOTE: Yay (5) Nay (0) Abstain (0)

NEW ITEMS

- 1. 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.**

DISCUSSION

Dan Stone and Andrew Yates were present on behalf of the application. Mr. Stone just reiterated that they were unable to get the variances required for the parking and density from the BZA. This revised site plan complies with the code.

Deborah Pregibon, 1124 Hurd Avenue, spoke from the neighborhood. She said that the neighborhood had explored a referendum petition against the rezoning. They spoke with Mr.

Yates and he said that there were no immediate plans for the project. They reiterated to Mr. Yates that they were not opposed to him building on the site, but they opposed the proposed 3-story building. They were surprised to hear that now plans have been revived and that they are almost identical to the original proposal. They have the same concerns as before about the fit in the neighborhood. Mayor Muryn asked her what she would like to see on the site. Ms. Pregibon said that she wanted something tasteful and would rather a 2-story building.

Mayor Muryn thanked her for her comments. She noted that tastes can be subjective and that while she personally would have gone with a different look, she didn't oppose the plan as submitted. She also reiterated that this structure is on a parcel right next to a substation, which is much taller than the surrounding neighborhood as well. She understands the concerns of the neighbor given Donnell Park and pond are within view of the site. She added that the developer has addressed many of the concerns of the commission over the past few months regarding the setback of the building, the dumpster location, landscaping and mounding, etc.

Mayor Muryn asked the applicant why they chose to go 3-story rather than 2. Mr. Stone said that it was to get the number of units on the square footage coverage within the code. In addition, with a more condensed footprint, it would create open space on site. Mr. DeArment said that he would have been more in favor of a 2-story structure rather than 3. Mr. Clinger asked Mr. Yates if they made it 2-story could they do the 16 units and fit it in the lot coverage requirement. Mr. Yates said that was one of the reasons they needed a variance last time, so he wasn't sure he could. This time he increased the parking to comply with the code. He said that if they did 2-story, he would need to account for constructing additional foundations and that would eat into the economic viability of the project.

Jackie Schoeder added that she was okay with the 3-story structure, but wondered if the trees in front of the building were removed. Mr. Yates said that they were moved to the parking islands instead. Mr. Stone said that they have a combination of shrubs and trees along McPherson Avenue as well.

Mayor Muryn asked if they could shift it further back off the neighborhood. Mr. Stone said originally they were trying to avoid disturbing remove two mature trees on the site, but they would be more than happy to shift it.

MOTION

Mayor Muryn made motion for 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 with the following conditions:**

- **Shift the site at least 20 feet to the west**

2nd: Rob Martin

VOTE: Yay (3) Nay (2) Abstain (0)

2. 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.**

DISCUSSION

Phil Lawson was present on behalf of the application. He has done multi-family projects in the City of Findlay previously, and he referenced the old St. Michael's school site he helped implement. They have plans to do approximately 80 units on this site, if they can get the properties rezoned.

Mr. DeArment asked if they had a waiting list for the St. Michael's site. Mr. Lawson said they did and it was popular.

Mr. Clinger asked if Mr. Lawson owned the properties currently. Mr. Lawson said that they had letters of intent to purchase once it was rezoned.

Mr. Cordonnier asked if the M-2 zoning would work for the project he described. He remembered that for the St. Michael's school site was not M-2. Mr. Lawson said he was aware of the different zoning, but for this site, he thought M-2 would give them flexibility they needed.

MOTION

Dan DeArment made motion for **FCPC to 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.**

2nd: Mayor Muryn

VOTE: Yay (5) Nay (0) Abstain (0)

3. 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 site 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**

DISCUSSION

John Courtney of Blanchard Design Associates was present on behalf of the application. He is also a member of the Moose Lodge. He noted that membership continues to grow and that this expansion will help them expand their indoor social area, while shifting the parking lot away from the residential neighbors.

Jacob Mercer noted that the applicants did send their plans to the BZA first. The BZA tabled the item so that they could get reviewed by the CPC.

Mayor Muryn asked if this would impact their outdoor area to the north. She also noted that the City has received complaints in the past regarding the site. Mr. Courtney said that this would not impact that area. They would be moving the parking to the west side of the site, so this will reduce vehicular traffic from the east side of the site.

Mr. Clinger asked would this impact fencing for the site. Mr. Courtney said that they currently have a vinyl fence behind the outdoor pavilion area. Near the expansion, they have an existing split rail fence. They are proposing that they have an 8-foot vinyl fence to help address concerns. Steve Reddick, the Moose Business Administrator, also spoke. He said that the expansion of the building and fencing would help with the sound buffering for the site. He also said that the 8-foot fence would help reduce the amount of trash being tossed into neighbor's yards. They needed to expand both the east and west side because really the building is split in two. The east side is the social quarters and the west side is the lodge side. Both sides needed to expand to help accommodate events for the different purposes.

Dan DeArment asked what the noise complaints were about. Mr. Reddick wasn't sure. They occasionally get police calls if the band is playing too loud in the pavilion during the summer months.

Mayor Muryn asked about the walking space between the expansion and the fence. Mr. Reddick said they wanted to put in stone and landscape a bit. Mayor Muryn said that she would like landscaping as well as fencing to prevent people from walking along that side of the building.

Mayor Muryn asked if they would be able to work with a 20-foot setback rather than an 11-foot setback. Mr. Reddick said that if they shrunk it back, they would still have to pay the same amount, while not the space they really need.

Steve Russell, 132 Durrell Avenue, spoke on the project. He noted that the trees are on his property. He said that there is often trash in the yard. He used to be a member and raised his concerns with a board member, but nothing was ever done. He is against them being any closer to their property than they already are.

Mr. Clinger asked if there was an offset between the parking lot to the west and the new lot. Brian Spoon from Millstream Building Systems said that he believed the elevation is approximately the same as the doctor's office. Mr. Cordonnier still thought there should be something to separate the parking lots.

Mayor Muryn said she would still like to see that landscaping buffer behind the new fence to address the screening. She asked if the rest of the parking could be shifted with the project. Mr. Spoon said that it was possible, but thought they would start to lose parking because of keeping the drive aisle widths intact.

Mr. Reddick spoke again regarding the trash. He said their liquor license said that they do not allow carryout. The only reason they should have it outside is if they have it in the beer garden. He said that they are more than an average bar, and that they have raised over \$300,000 for charity. He said that they would work harder to self-police the beer cans being thrown into neighboring properties. Mayor Muryn said that she would like to see it go all the way to the ground. Mr. Reddick said that they would be good with that and it would match the existing vinyl fence behind the pavilion.

Erik Adkins spoke to add that this project is within the floodplain and he is waiting on the volumetric calculations for the pond. He said it was not deep enough at one point. He would need to see those as the floodplain manager before permits could be approved.

MOTION

Dan Clinger made a motion for 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**
- **A landscaping buffer be installed along the entire east side with the 8 foot tall fence**
- **Submission of the verified pond calculations**
- **The eastern side be closed to pedestrian and vehicular traffic**
- **The landscaping plan be approved by HRPC**
- **Addition of separation between the parking lot to the west**

2nd: Dan DeArment

VOTE: Yay (5) Nay (0) Abstain (0)

- 3. 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 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.**

DISCUSSION

Doug Andrus was present on behalf of his application. Mayor Muryn noted that she was fine with the proposal as long as it is well maintained.

Matt Cordonnier noted that W. Main Cross Street is one of the main corridors into the City of Findlay. That is why staff requested things be set back a bit to help the aesthetics of the area. Mr. Andrus agreed and said he hoped his plants and trees would look nice.

Mr. Martin asked about signage for the site. Mr. Andrus said he discussed having something made next door at the monument store, but he was still working on it. Mr. Cordonnier said that he needs to talk to Erik Adkins once he submits his permits. He also thought a ground mounted sign would be most appropriate.

Mr. Clinger asked about the property line. Matt Cordonnier noted that there are 2 parcels, but they are both owned by the same owner. They could ask the applicant to combine the parcels, and that would be simply done through a lot combination with the County Auditor.

MOTION

Mayor Muryn made a motion to approve 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 sign needs to be a ground mounted**
- **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.**

2nd: Dan Clinger

VOTE: Yay (5) Nay (0) Abstain (0)

- 4. 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

DISCUSSION

Dan Stone was present on behalf of the applicant. He said they were aware of the setback issue, and they are happy to go through the procedure.

Mayor Muryn said she said this was a pretty simple site plan, and wasn't concerned about the setback.

MOTION

Mayor Muryn made a motion to approve **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** subject to the following conditions:

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

2nd: Dan Clinger

VOTE: Yay (5) Nay (0) Abstain (0)

- 5. 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**

DISCUSSION

Dan Stone was present on behalf of the applicant. He said that he is happy to discuss the landscaping with staff about the final plan. He said the owners had discussion with the neighbor about their parking on the site. They are working on an agreement to have them feel comfortable with everything. He said that they are good with adding foundation plantings, but were hoping to cluster them around the site.

Regarding the architectural standards, he said they will work with the staff to address those issues. These types of buildings are becoming more and more common, and he understands staff concerns about the look of them.

Mayor Muryn asked what work is done inside the building. Andy Lammers, the owner, said that it would primarily be just storage of the materials. Most of the work is done at a different facility. They may trim some materials at this site, but that rarely happens. Mr. Clinger asked if this currently happens in the main building. Mr. Lammers said yes, and that he hoped in the future to expand the showroom a bit with the materials being stored in the new structure.

Mr. DeArment asked if they had a dumpster enclosure. Matt Cordonnier noted it is an existing dumpster, so he said it is not really inside the review of this building. Mr. Stone said they were willing to do some screening for it. Mayor Muryn said it would be ideal to enclose it; however, it is outside today's review.

Matt Cordonnier reiterated that the code does have architectural standards. He said we recommended a change in material, but the code calls for articulation. He said that he views the change in color as articulation. It also calls for some sort of entrance feature. He pulled up a similar example that the CPC approved on Blanchard Street, which featured a pronounced entryway.

Erik Adkins asked if there was an office inside the structure. Mr. Lammers said they would probably have an office space back there. He said if it does not have an office, it would be classified as an accessory structure and would need to be combined with the abutting parcel. Mr. Clinger asked if this would include a restroom. Staff confirmed that it would. Mr. Stone said that would be fine, and he would work with the engineer regarding permits.

MOTION

Mayor Muryn made a motion to approve 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**
- **Work with HRPC on the architectural standards**

2nd: Dan Clinger

VOTE: Yay (5) Nay (0) Abstain (0)

7. 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.**

DISCUSSION

Paul and Brenda Miller were present on behalf of the application. Matt Cordonnier started by saying that the applicants did not provide 100% of the abutting property owners signatures on the petition. He said that our ordinance, which mirrors the Ohio Revised Code, says that that the applicant then has to advertise it in the newspaper six times over six consecutive weeks to notify the neighborhood about the potential vacation. The Miller's said that they weren't able to get a quote, but it doesn't sound like they will need to run the notice if it gets denied.

Mr. Miller asked if he could extend his fence over the right-of-way and install a gate on either side so that City crews could get through. Mr. Kalb said he was against that idea, and he did not want a situation where he would have to remove the fence to perform maintenance.

He mentioned one of the neighbors wanted help getting maintenance on the trees in the easement. He asked how to get to the right department to address that. Mayor Muryn said her office would help them get in touch with the right people.

MOTION

Mayor Muryn made a motion 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.

2nd: Rob Martin

VOTE: Yay (5) Nay (0) Abstain (0)

There being no further business, Mr. Martin adjourned the meeting.