

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT November 9th, 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
November 9th, 2023 – 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

TABLED ITEMS

NEW ITEMS

1. **APPLICATION FOR ZONING AMENDMENT #ZA-11-2023** filed by Strauch III LTD to rezone lot 8 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-26-2023** filed by Werk-Brau, for a 30,772 sf parking lot expansion of their facility at 2500 Fostoria Avenue.
3. **APPLICATION FOR SITE PLAN REVIEW #SP-27-2023** filed by VFW Post 5645 for a 1800 sf pavilion and fencing at 315 Walnut Street.
4. **APPLICATION FOR CONDITIONAL USE #CU-18-2023** filed by MadCass LLC, 116 W. Lima Street, to establish a triplex at 239 Garfield Avenue located at parcel 210001029420.

ADMINISTRATIVE APPROVALS

ADJOURNMENT

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

COMMENTS

NEW ITEMS

- 1. APPLICATION FOR ZONING AMENDMENT #ZA-11-2023 filed by Strauch III LTD to rezone lot 8 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 west side of Keith Parkway. It is zoned C-2 General Commercial. To the north is 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. 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, High Density. Last month, it was recommended lots 9, 10, and 11 would be rezoned to M-2 Multi-Family High Density. This was the last lot on the west side of Keith Parkway that would have remained C-2 Commercial. Given the surrounding area, the applicant wished to rezone to fit with the lots to the south.

Although the Findlay Land Use Map recommends that these parcels along Keith Parkway be commercial, the parcel is 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-11-2023 filed by Strauch III LTD to rezone lot 8 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

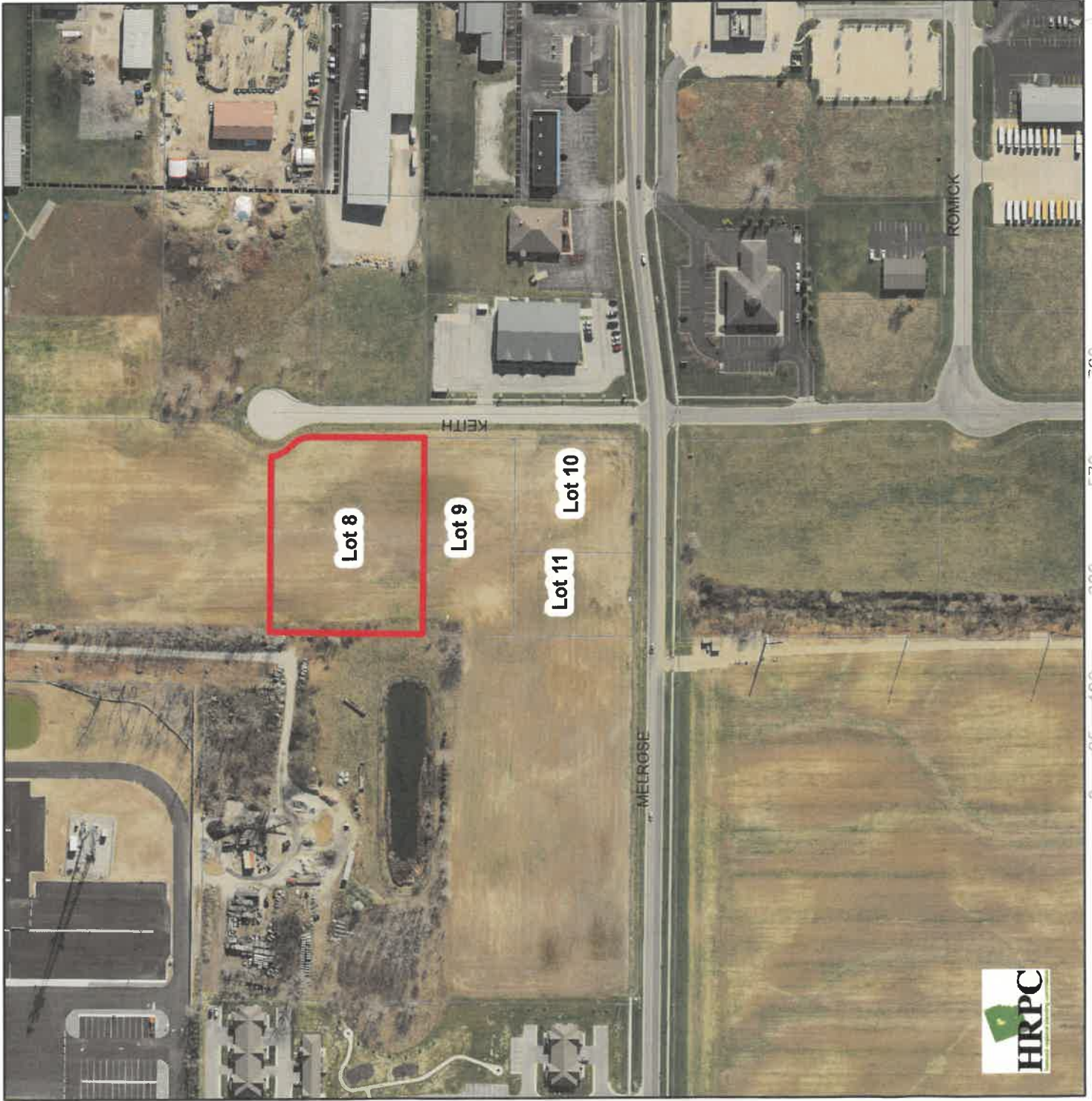
CPC Staff recommends CPC recommend approval of **APPLICATION FOR ZONING AMENDMENT #ZA-11-2023** filed by **Strauch III LTD** to rezone lot 8 of the **East Melrose Business Park** from **C-2 General Commercial** to **M-2 Multi-Family, High Density**, located at **1600 E. Melrose Avenue**.

ZA-11-2023

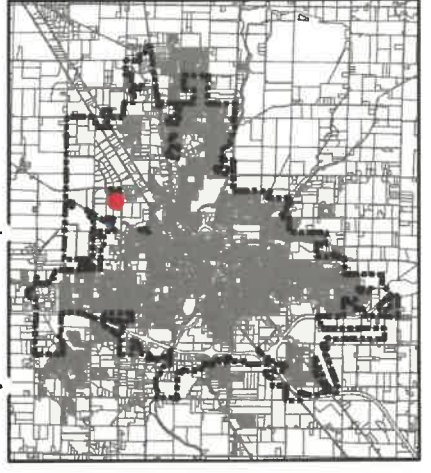
APPLICATION FOR
ZONING AMENDMENT
filed by Strauch III LTD to
rezone lot 8 of the
East Melrose Business Park
from C-2 General Commercial to
M-2 Multi-Family, High Density,
located at 1600 E. Melrose Avenue.

Legend

-  Lot 8
-  Parcels
-  Road Centerline



Findlay Locator Map



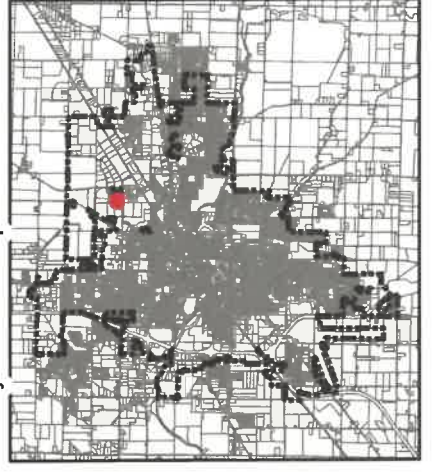
ZA-11-2023

APPLICATION FOR
ZONING AMENDMENT
filed by Strauch III LTD to
rezone lot 8 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

- Lot 8
- 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



2. APPLICATION FOR SITE PLAN REVIEW #SP-26-2023 filed by Werk-Brau, for a 30,772 sf parking lot 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 to construct a new parking lot that can accommodate 72 parking spaces. Last month, Werk-Brau had submitted a site plan that had a building expansion which eliminated 68 parking spaces. As part of the building expansion, some of the employees are being shifted into different buildings on site. With the shift, they needed the parking lot to be shifted to the west to address this.

The only part staff noted is that they don't show any additional landscaping for the parking lot. Staff would recommend 20 trees for perimeter landscaping be included around the perimeter of the parking lot.

Staff Recommendation

Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-26-2023 filed by Werk-Brau, for a 30,772 sf parking lot expansion of their facility at 2500 Fostoria Avenue with the following condition:

- **Work with HRPC to get an approved landscaping plan**

ENGINEERING

Access –

Site will be accessed from existing drive.

Water Service –

No proposed service.

Sanitary Service –

No proposed service.

Stormwater Management –

The new parking lot will be utilizing the existing surge pond that is located on 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-26-2023 filed by Werk-Brau, for a 30,772 sf parking lot expansion of their facility at 2500 Fostoria Avenue with the following condition:

- **Work with HRPC to get an approved landscaping plan**

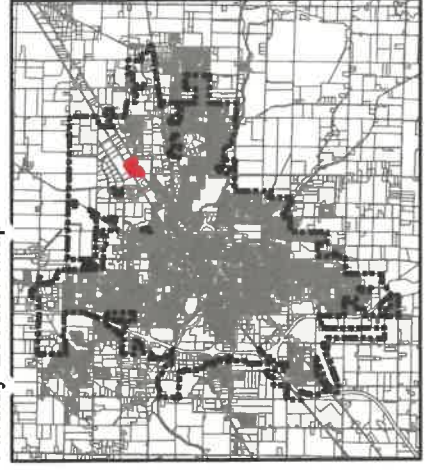
SP-26-2023

APPLICATION FOR
SITE PLAN REVIEW
filed by Werk-Brau, for a
30,772 sf parking lot
expansion at
2500 Fostoria Avenue.

Legend

- Parcels
- 2500 Fostoria Avenue
- Road Centerline

Findlay Locator Map



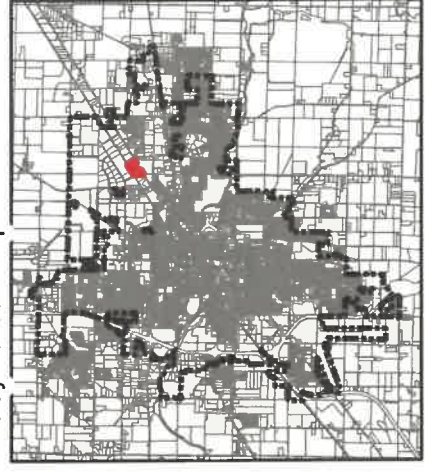
SP-26-2023

APPLICATION FOR
SITE PLAN REVIEW
filed by Werk-Brau, for a
30,772 sf parking lot
expansion at
2500 Fostoria Avenue.

Legend

- Werk Brau
- 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



3. APPLICATION FOR SITE PLAN REVIEW #SP-27-2023 filed by VFW Post 5645 for an 1800 sf pavilion and fencing at 315 Walnut Street.

CPC STAFF

General Information

This request is located on the south side of Walnut Street between Taylor Street and the north/south railroad tracts. It is zoned R-3 Single Family Small Lot. On the south side of Walnut Street, it is mostly R-3 Small Lot Residential with some C-1 Local Commercial. To the north is a mix of C-2 General Commercial and I-1 Light Industrial. 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 site is currently vacant.

Staff Analysis

The VFW would like to add a pavilion to their site. They host events in the summer and would like to have an outdoor area where they can gather. The pavilion would be a four-post structure with an overhang located in the southeast corner of the site. They would enclose this with an 8-foot high vinyl fence that they would wrap around the south and east property line. There will also be a 4-foot high aluminum fence across the north side of the pavilion space. Staff did not have any concerns with the proposed plan.

Staff Recommendation

Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-27-2023 filed by VFW Post 5645 for an 1800 sf pavilion and fencing at 315 Walnut Street.**

ENGINEERING

Access –

Site will be accessed the existing drive off Walnut Avenue.

Water Service –

No proposed service.

Sanitary Service –

No proposed service.

Stormwater Management –

Due to the stone being pretty compact and the proposed building fairly small it does not appear that detention is required. Would like to see the stone in front of the fence removed and replaced with grass.

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

- Obtain all of the proper permits for building the pavilion and fence

RECOMMENDATION

CPC Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-27-2023** filed by **VFW Post 5645** for an **1800 sf pavilion and fencing at 315 Walnut Street.**

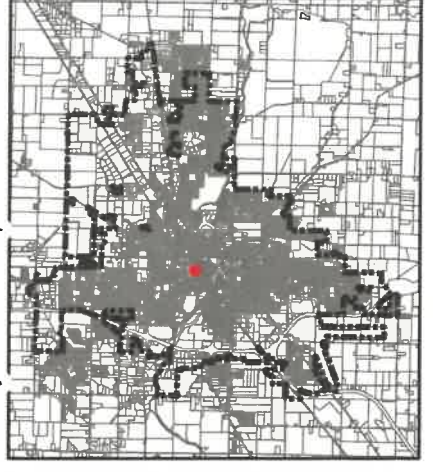
SP-27-2023

APPLICATION FOR
SITE PLAN REVIEW
filed by VFW Post 5645 for a
1800 sf pavilion and fencing
at 315 Walnut Street.

Legend

-  315 Walnut Street
-  Parcels
-  Road Centerline

Findlay Locator Map



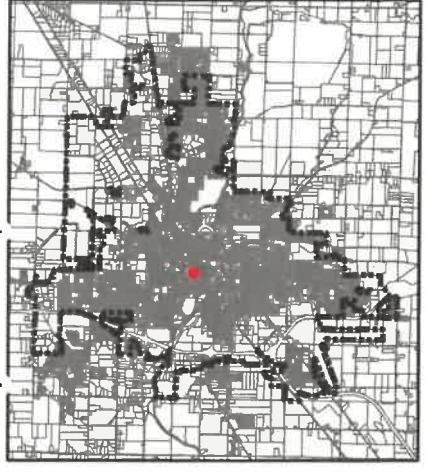
SP-27-2023

APPLICATION FOR
SITE PLAN REVIEW
filed by VFW Post 5645 for a
1800 sf pavilion and fencing
at 315 Walnut Street.

Legend

- 315 Walnut Street
- 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



4. APPLICATION FOR CONDITIONAL USE #CU-18-2023 filed by MadCass LLC, 116 W. Lima Street, to establish a triplex at 239 Garfield Avenue located at parcel 210001029420.

CPC STAFF

General Information

This request is located on the south side of Garfield Street, just west of the railroad tracks. The parcel is zoned R-3 Small Lot Residential. It is in a neighborhood of R-3 Small Lot Residential. The City of Findlay Land Use Plan designates the area as small 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 to split the existing parcel in half. Once split, they would like to construct a triplex on the eastern half, nearest to the railroad tracks. The house they will construct on the west side will be a single-family home. MadCass LLC owns several properties along Garfield Avenue already. They would like to continue their layout with a shared driveway between two houses, with the driveway opening up to a parking area in the rear of the buildings. The layout of the house would have the garage in the front, with a first unit on the second floor. In the back of the house, there would be a unit on each floor.

For the triplex, they are proposing a 3-car garage. They would have a parking area in the back that would accommodate at least four (4) additional cars.

Given the presence of duplexes along Garfield Avenue, and that they have provided adequate parking, staff did not have any concerns with the request.

Staff Recommendation

Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-18-2023 filed by MadCass LLC, 116 W. Lima Street, to establish a triplex at 239 Garfield Avenue located at parcel 210001029420.**

ENGINEERING

- No Comment

FIRE PREVENTION

- No Comment

RECOMMENDATION

Staff recommends approval of **approval of APPLICATION FOR CONDITIONAL USE #CU-18-2023 filed by MadCass LLC, 116 W. Lima Street, to establish a triplex at 239 Garfield Avenue located at parcel 210001029420.**

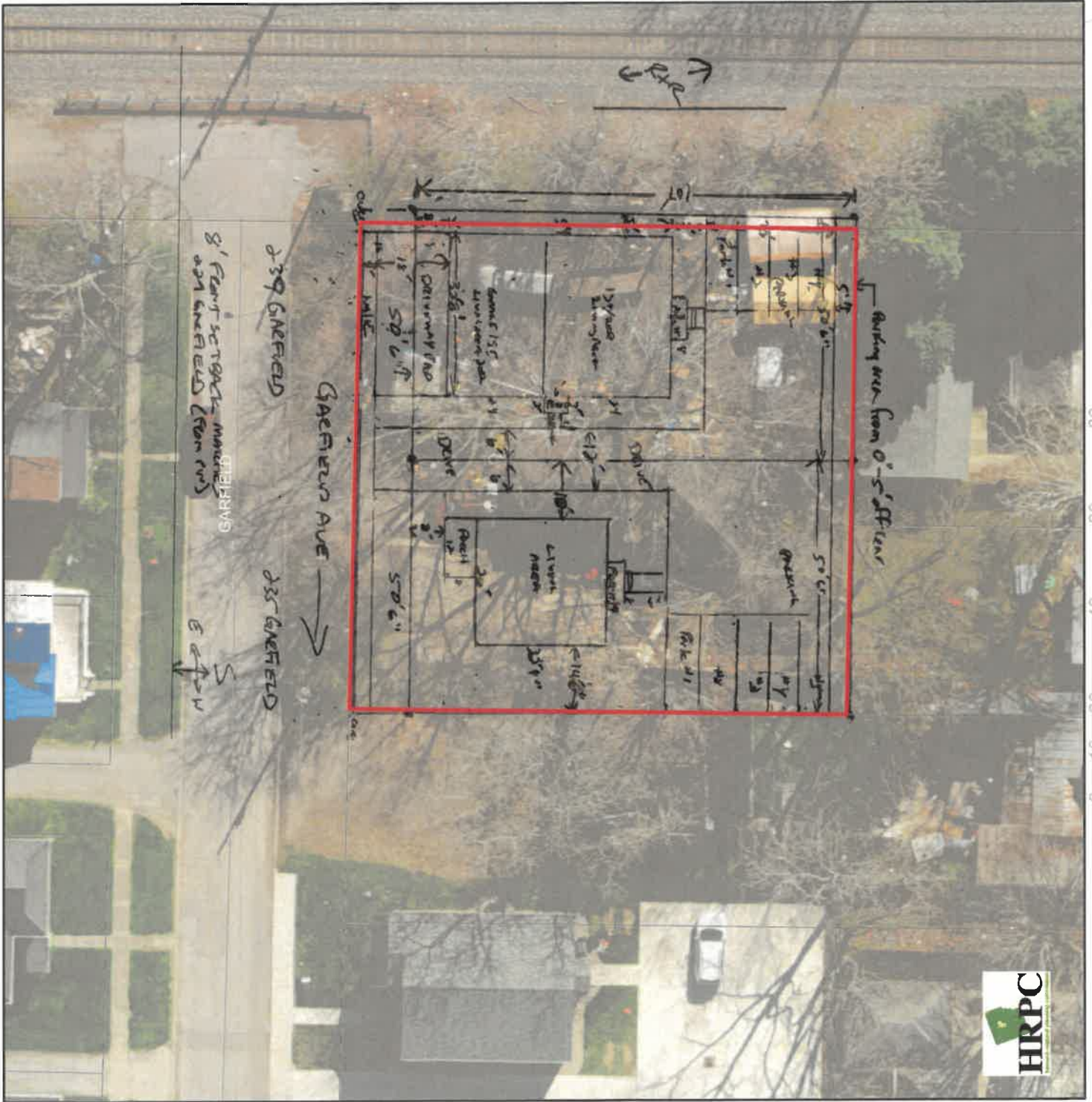
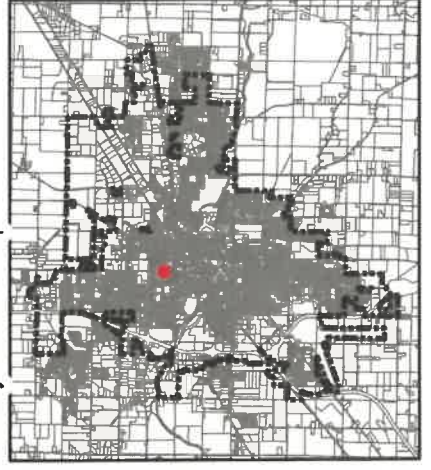
CU-18-2023

APPLICATION FOR
CONDITIONAL USE
filed by MadCass LLC,
116 W. Lima Street, to
establish a triplex at
239 Garfield Avenue located
at parcel 210001029420.

Legend

- 235 and 239 Garfield Avenue
- Parcels
- Road Centerline




Findlay Locator Map



CU-18-2023

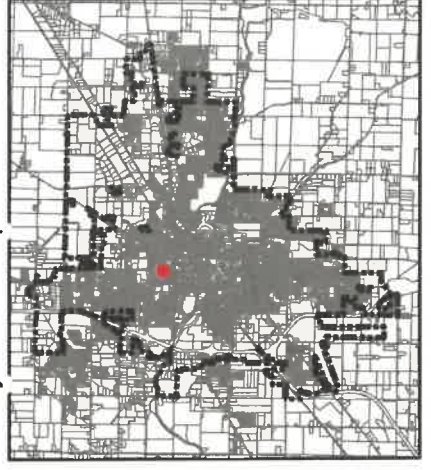
APPLICATION FOR
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at parcel 210001029420.

Legend

-  235 and 239 Garfield Avenue
-  Parcels
-  Road Centerline

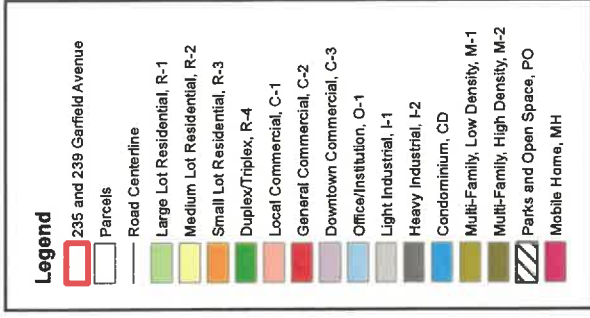


Findlay Locator Map



CU-18-2023

APPLICATION FOR
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Findlay Locator Map

