

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday November 9, 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:

Dale Alt, Eric Trout, John Gallagher, Jim Warner

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

Dan DeArment motioned to approve the minutes for the October 12, 2023 meeting. Rob Martin seconded. Motion approved 5-0-0.

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 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.

DISCUSSION

Phil Rooney was present on behalf of the applicant. For clarification, Matt Cordonnier reminded the commission that the three lots to the south were going through a rezoning to M-2 as well, and the applicant decided to make the final parcel match. Dan Clinger asked if all the lots will be

combined once they have been rezoned. Matt Cordonnier said that he anticipated it, but wouldn't know for sure until they have a site plan prepared.

Dan DeArment asked if the applicant was the same as last month. Matt Cordonnier said that the three last month were from a developer who had a purchase agreement contingent upon rezoning. This one is the current owner trying to match the zoning. He didn't think the sale of the site would have impacted their decision either way. Mr. Martin asked if the property to the north has the same owner. Phil Rooney confirmed it is, as well as the site to the west.

Mayor Muryn said from her perspective, the rezoning makes sense. This has been a commercial area, but the development in the area has been multi-family.

The owner of the Friends office across Keith Parkway, Dale Alt, spoke on the item. He said that they had plans to expand their driveway to accommodate truck traffic. He asked if that would be a problem with the multi-family development going into the site. Rob Martin asked how much traffic he anticipated on the site. He said it would be fairly minimal, with 1-10 trucks a day. Mayor Muryn said that she appreciated him coming into to share this. In terms of the rezoning, she still thought it was a good fit. Matt Cordonnier added that when the site comes in for a site plan review, he will take it into account and request some additional screening and larger setbacks along Keith Parkway to avoid the pedestrians being close to the street.

MOTION

Mayor Muryn made motion for CPC to 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.**

2nd: Dan Clinger

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

- 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**

DISCUSSION

Eric Trout from Peterman Associates, and John Gallagher from Werk-Brau, were present on behalf of the application. Dan Clinger asked if there would be a hard surface between the parking lot and the new building expansion. John Gallagher said that there was existing pavement that connects along the back. He said there would be a path from this parking area to the new expansion. Dan Clinger asked if there would be an employee entrance on the new expansion and Mr. Gallagher confirmed there would be large overhead doors that employees could use.

Mr. Gallagher asked who they would work with for guidance on the trees. Matt Cordonnier said his staff would work with them.

MOTION

Mayor Murnyn made motion for **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**

2nd: Jackie Schroeder

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

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

- No Comment

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.**

DISCUSSION

Dan DeArment asked if the 8-foot fence would be too tall rather than a 6-foot fence. Dan Clinger said that the Elks had an 8-foot fence at their location for their outdoor pavilion. Mayor Muryn said if she was an abutting property owner, the taller fence would be preferable to block the noise.

Dan Clinger asked if the fence would extend to the building. Matt Cordonnier highlighted that the fence connected to the existing fence. Jackie Schroeder added that it does indicate 91 LF of fencing on the south side.

MOTION

Dan DeArment made a motion **for 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.**

2nd: Dan Clinger

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

- 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 vacant after a fire destroyed the previous structure.

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 on the west side would 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.**

DISCUSSION

Jim Warner was present on behalf of his application. He noted that he built the three houses to the west, which are a similar style to this proposal. One thing he wanted to note was that a lot of water collects in the back of this lot. To address this, they have added a storm drain to the parking area, that will tie into the storm sewer on Garfield. He noted that Garfield Avenue is a narrow street, so they did their best to provide as much off-street parking as possible.

Mayor Muryn noted that the house burning down was an unfortunate incident, but that these homes will be a good for the street. The only thing she would have liked was to see a little more green space. Mr. Warner said that he is in discussion with the neighbor about purchasing some of that lot. He added that they will do some stone landscaping along the east side of property. Mr. Clinger asked if they looked at the retention because of the impervious surface. Jeremy Kalb said they have never done it for residential development.

Matt Cordonnier said that he was excited to see infill development. He noted that he is eligible for the Community Reinvestment Area, so he offered to have HRPC staff work with him on applying.

Mr. Clinger commended Mr. Warner for the previous work he had done, and was encouraged to see the development occurring. He asked Matt Cordonnier if the triplex was the conditional use. Mr. Cordonnier confirmed it was.

MOTION

Mayor Muryn made a motion to 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

2nd: Rob Martin

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

There being no further business, Mayor Muryn adjourned the meeting.