

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT December 14th, 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
December 14th, 2023 – 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

TABLED ITEMS

NEW ITEMS

1. APPLICATION FOR SITE PLAN REVIEW #SP-28-2023 filed by Dan Maciejewski for a parking lot expansion at 315 N. Blanchard Street.
2. APPLICATION FOR CONDITIONAL USE #CU-19-2023 filed by Kade & Lindsay Harris to establish a cat café at 125 E. Crawford Street.
3. APPLICATION FOR CONDITIONAL USE #CU-20-2023 filed by David Brennan to convert 123 E. Crawford Street into residential.
4. APPLICATION FOR SITE PLAN REVIEW #SP-29-2023 filed by CESO for a new Sheetz gas station, convenience store, and car wash to be located at parcel number 020001015352 at the northeast corner of the intersection between County Road 220 and County Road 99.
5. APPLICATION FOR SPECIAL REVIEW #SR-01-2023 filed by the City of Findlay for new restroom facilities at Swale Park and Rawson Park.

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 SITE PLAN REVIEW #SP-28-2023 filed by Dan Maciejewski for a parking lot expansion at 315 N. Blanchard Street.**

CPC STAFF

General Information

This request is located on the east side of N Blanchard Street south of the intersection with Tiffin Avenue. It is rezoned to C-1 Local Commercial earlier in the year. To the north and west, it is zoned C-1 Local Commercial. To the south and east, it is zoned R-3 Small Lot Residential. It is located within the 100-year flood plain.

Parcel History

The site is currently vacant after a fire destroyed the home on site in October 2022.

Staff Analysis

The applicant is proposing extend the existing parking lot into the lot. The lot was only 37 feet by 45 feet, making it unlikely to be developed. The dimensions of the new parking lot would measure 37.71' x 44.80' and have four parking spaces. The parking lot has planters at the south end to ensure nobody enters/exits through the alleyway to the south.

The parking lot does project into the setback. Parking lots not permitted to be within 5 feet of a side lot line or 10 feet from any front or rear lot line. In this case, the applicant is has proposed a zero foot setback along Blanchard Avenue, a two foot setback on the south side, and a three foot setback on the east. While the applicant has proposed the zero foot setback along N. Blanchard Street, it has a grass buffer and roughly 3 feet of distance from the roadway. The code also requires for dead end parking to have a dead end turn radius area, which has not been included. Staff did not have concerns about the configuration, as long as they received the appropriate variances from the BZA.

Staff Recommendation

Staff recommends CPC recommend approval of **APPLICATION FOR SITE PLAN REVIEW #SP-28-2023 filed by Dan Maciejewski for a parking lot expansion at 315 N. Blanchard Street with the following condition:**

- **Receive the setback variances from the BZA**

ENGINEERING

Access –

Site will be accessed from existing drive coming off of N. Blanchard Street.

Water Service –

No proposed service.

Sanitary Service –

No proposed service.

Stormwater Management –

Due to no increase in impervious area, detention is not required.

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 CPC recommend approval of **APPLICATION FOR SITE PLAN REVIEW #SP-28-2023** filed by **Dan Maciejewski** for a parking lot expansion at 315 N. Blanchard Street with the following condition:

- **Receive the setback variances from the BZA**

CHERRY

TIFIN


BLANCHARD



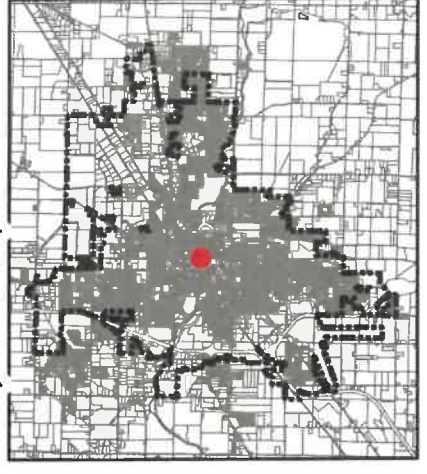
SP-28-2023

APPLICATION FOR
SITE PLAN REVIEW
filed by Daniel Maciejewski
for a parking lot
expansion at
315 N. Blanchard Street

Legend

-  315 N. Blanchard
-  Parcels
-  Road Centerline

Findlay Locator Map



CHERRY

TIFFIN

BLANCHARD



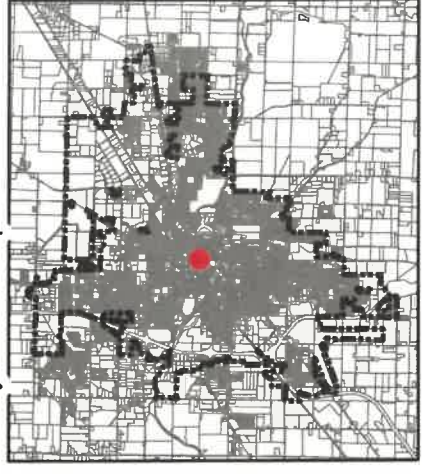
SP-28-2023

APPLICATION FOR
SITE PLAN REVIEW
filed by Daniel Maciejewski
for a parking lot
expansion at
315 N. Blanchard Street

Legend

- 315 N. Blanchard
- 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 CONDITIONAL USE #CU-19-2023 filed by Kade & Lindsay Harris to establish a cat café at 125 E. Crawford Street.

CPC STAFF

General Information

This request is located on the south side of E. Crawford Street. It is in an area of C-3 Downtown Commercial. It is located within the 100-year flood plain. The City of Findlay Land Use Plan designates the parcel as Downtown Commercial.

Parcel History

This is the site is currently vacant, but has served as an office space in the past.

Staff Analysis

The applicant has requested to start a cat café in the space. A cat café operates as a normal café would, but with the addition of a few cats that are housed at the site. The applicant indicated they intended to house the cats in the rear of the space, and would have somewhere between 5-7 cats at a time. These cats would also be adoptable as well.

In the C-3 Downtown Commercial District, there is a note on Veterinary Clinics that notes no kennels are permitted. While this is not a kennel, due to the hybrid nature of the business staff advised that this needed to be reviewed as a conditional use. An appropriate condition for the business would be a limit on the number of cats allowed.

Staff Recommendation

Staff recommends approval of APPLICATION FOR CONDITIONAL USE #CU-19-2023 filed by Kade & Lindsay Harris to establish a cat café at 125 E. Crawford Street with the following condition:

- No more than 5 cats are allowed to be housed at the café.

ENGINEERING

- No Comment

FIRE PREVENTION

- No Comment

RECOMMENDATION




CPC Staff recommends approval of APPLICATION FOR CONDITIONAL USE #CU-19-2023 filed by Kade & Lindsay Harris to establish a cat café at 125 E. Crawford Street with the following condition:

- No more than 5 cats are allowed to be housed at the café.

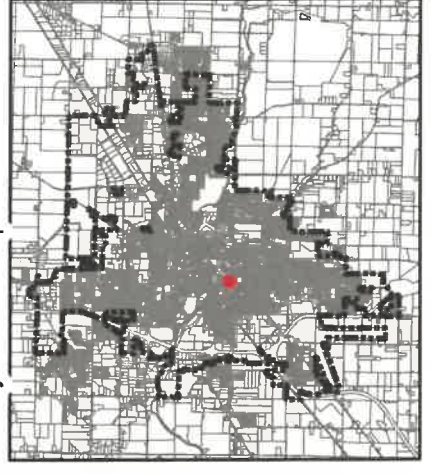
CU-19-2023

2. APPLICATION FOR
CONDITIONAL USE
filed by Kade & Lindsay Harris
to establish a cat café at
125 E. Crawford Street.

Legend

-  123 and 125 E. Crawford Street
-  Parcels
-  Road Centerline

Findlay Locator Map



3. APPLICATION FOR CONDITIONAL USE #CU-20-2023 filed by David Brennan to convert 123 E. Crawford Street into residential.

CPC STAFF

General Information

This request is located on the south side of E. Crawford Street. It is in an area of C-3 Downtown Commercial. It is located within the 100-year flood plain. The City of Findlay Land Use Plan designates the parcel as Downtown Commercial.

Parcel History

This is the site is currently vacant, but has served as an office space in the past.

Staff Analysis

The applicant would like to convert this property into a 3-bedroom living unit. This site has had difficulties in the past due to a lack of a bathroom. Both 123 and 125 E. Crawford Street have a corridor at the rear of the building that connects to the Kirk Building to the east for a restroom. This conversion to residential would add bathrooms back to this side of the building.

In the C-3 Downtown Commercial District, residential is a conditional use. On Main Street and Main Cross Street, first floor residential is strictly prohibited. While E. Crawford Street is not included in that, staff notes that this street is in the heart of downtown Findlay. The space however is a small 3,750 sf, 1-story building, so its impact to the commercial core would be limited.

Staff Recommendation

Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-20-2023 filed by David Brennan to convert 123 E. Crawford Street into residential.**

ENGINEERING

- No Comment

FIRE PREVENTION

- No Comment


RECOMMENDATION

CPC Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-20-2023 filed by David Brennan to convert 123 E. Crawford Street into residential.**

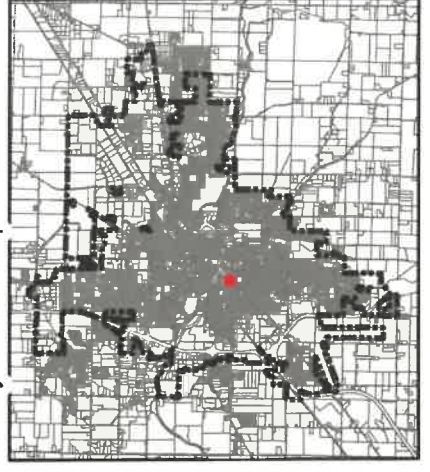
CU-20-2023

APPLICATION FOR
CONDITIONAL USE
filed by David Brennan to
convert 123 E. Crawford Street
into residential.

Legend

-  123 and 125 E. Crawford Street
-  Parcels
-  Road Centerline

Findlay Locator Map



4. APPLICATION FOR SITE PLAN REVIEW #SP-29-2023 filed by CESO for a new Sheetz gas station, convenience store, and car wash to be located at parcel number 020001015352 at the northeast corner of the intersection between County Road 220 and County Road 99.

CPC STAFF

General Information

This is located at the northeast corner of N. Main Street and CR 99. The parcel is located in unzoned Allen Township. The neighboring parcels inside the City of Findlay are zoned C-2 General Commercial. The City of Findlay Land Use Plan designates the area as regional commercial. It is not located within the 100-year flood plain.

Parcel History

The site is vacant.

Staff Analysis

The applicant is proposing to construct a gas station, convenience store, and car wash at the location. The gas station would feature 12 pumps and the convenience store/restaurant would be 6,139 sf in size. The convenience store would have a made to order section that would feature a drive-thru. A 1,649 sf car wash facility would be located on the east side of the property.

While it is not located in the City of Findlay, staff did review the site based on C-2 General Commercial Zoning standards. The plans met the code for parking, drive thru stacking, and landscaping. The applicant did request a pylon sign, but on the plans, they show a monument sign on the landscaping sheet. Staff would recommend a ground mounted sign for the site.

Staff Recommendation

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-29-2023 filed by Sheetz for a new gas station located at parcel number 020001015352 at the northeast corner of the intersection between County Road 220 and County Road 99.**

ENGINEERING

Access –

Site will be access by one drive off of CR 220 and two drives off of CR99. Since the site is outside of the City Limits the curb cuts will need to approved by the County Engineer. Looking at the distances of the two drives on CR99 and the County's Access Management Manual, they will unlikely to approve both drives, but that will be determined through the County Engineer

Water Service –

The site plans are proposing a 2-inch Water Service to come off of the existing mainline on CR220. The City of Findlay Water Department will work with the contractor to finalize the location of the Water Meter prior to placement.

Sanitary Service –

The site plans are proposing a sanitary lateral to come off of the existing sanitary sewer on CR220. Looking at the plans the site also has a grease interceptor as part of the plans. The approval of the grease interceptor will be through the Health Department.

Stormwater Management –

The property is outside of City Limits so City of Findlay Drainage Detention does not apply. If the applicant does annex into the City, the site will need to comply with the City of Findlay Storm Detention Requirements (Chapter 931 and 937).

MS4 Requirements –

The property is outside of the City Limits so the MS4 requirements do not apply. If the applicant does annex into the City, the site will need to comply with City of Findlay Stormwater Standards (Chapter 931).

Recommendations:

Approval of the Site-

Permits Required Before Construction Can Start:

- Water Service
 - 2-inch Domestic

FIRE PREVENTION

- No Comment

RECOMMENDATION

Staff recommends approval of **approval of APPLICATION FOR SITE PLAN REVIEW #SP-29-2023 filed by Sheetz for a new gas station located at parcel number 020001015352 at the northeast corner of the intersection between County Road 220 and County Road 99.**

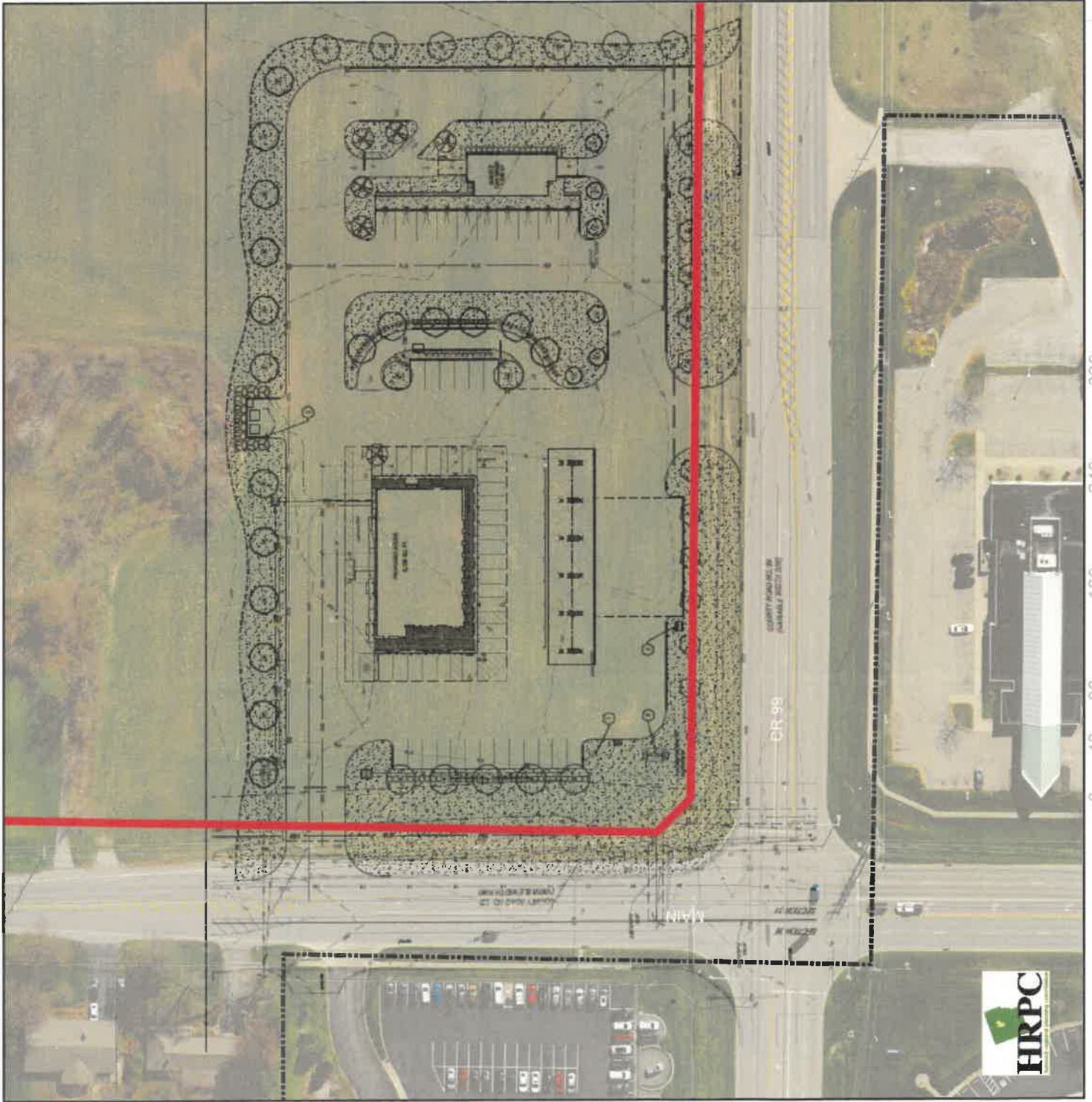
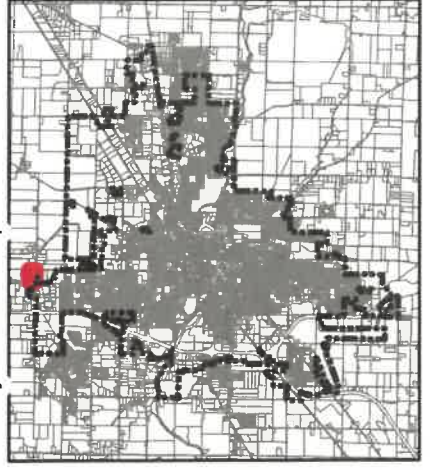
SP-29-2023

APPLICATION FOR
SITE PLAN REVIEW
filed by CESO for a new
Sheetz gas station, convenience
store, and car wash to be located
at parcel number 020001015352
at the northeast corner of the
intersection between County Road 220
and County Road 99.

Legend

- SP-29-2023
- Parcels
- Road Centerline

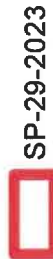
Findlay Locator Map



SP-29-2023

APPLICATION FOR
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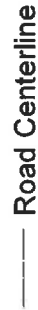
Legend



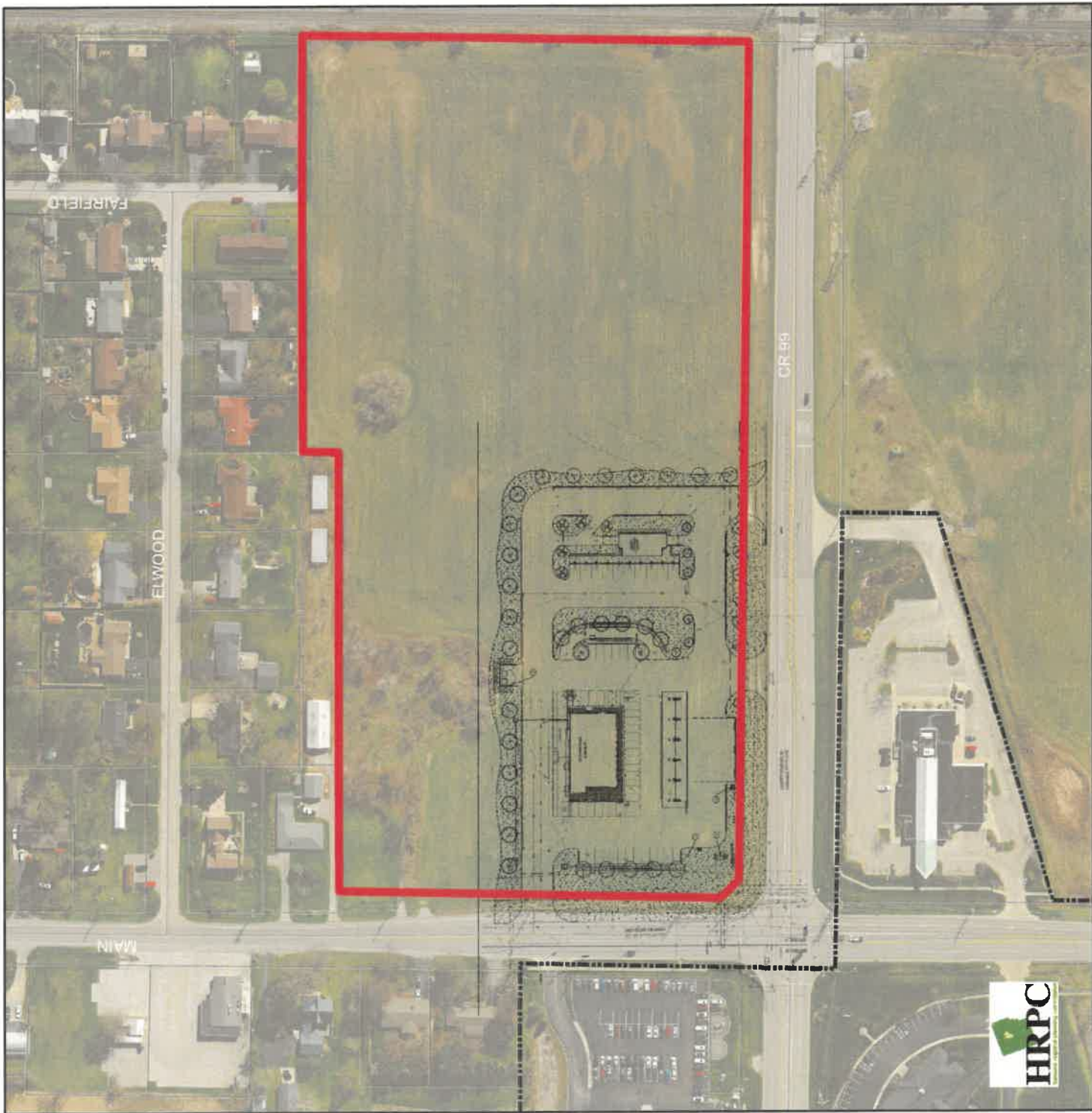
SP-29-2023



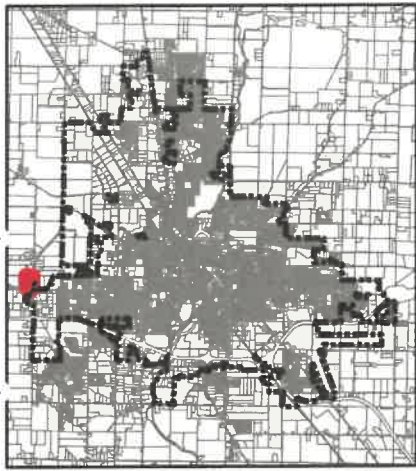
Parcels



Road Centerline



Findlay Locator Map



5. APPLICATION FOR SPECIAL REVIEW #SR-01-2023 filed by the City of Findlay for new restroom facilities at Swale Park and Rawson Park.

CPC STAFF

The City of Findlay is proposing an upgrade to the bathroom facilities at Swale Park and Rawson Park. The Rawson Park bathroom would be located on the west side of Broad Avenue, just north of River Road. This would be a small family bathroom.

For Swale Park, they are proposing three different bathroom sites. One is a renovation of an existing bathroom, nearby the baseball fields. They are proposing a second bathroom facility nearby the group of four baseball diamonds, which would be a small family bathroom. They also have a third bathroom proposed by the east side of the park by the parking lot.

All the bathroom facilities fit with the Parks and Open Space district, and are well inside the parks, limiting their impact on the neighboring community.

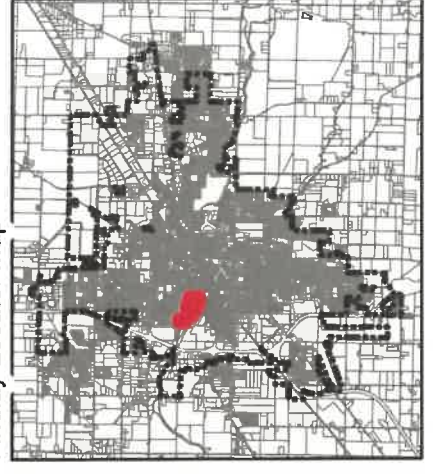
SR-01-2023

APPLICATION FOR
SPECIAL REVIEW
filed by the City of Findlay
for a new restroom facilities
at Swale Park and
Rawson Park.

Legend

- Parcels
- Road Centerline

Findlay Locator Map



SR-01-2023

APPLICATION FOR
SPECIAL REVIEW
filed by the City of Findlay
for a new restroom facilities
at Swale Park and
Rawson Park.

Legend

-  Rawson
-  Parcels
-  Road Centerline

Findlay Locator Map

