

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday December 14, 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:

Sammie Fleegle, Lindsay and Cade Harris, Scott Breicheisen, Brandon Metzger, Kareem Amr, Josh Long, Bill Webber

CALL TO ORDER

ROLL CALL

The following members were present:

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 Clinger motioned to approve the minutes for the November 12, 2023 meeting with an amendment to fix a description for the Andek project. Dan DeArment seconded. Motion approved 4-0-0.

NEW ITEMS

- 1. 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.

DISCUSSION

Karem Amr of Skilken Gold Development, and Josh Long from CESO were present on behalf of the application. Bill Weber from Sheetz was present as well. Mr. Amr added for the commission that they were excited about the project and thought it would be a hallmark location, as Sheetz has future plans to open their first distribution center in Ohio further down County Road 99, which will employ over 300 people. He highlighted that the elevations they provided were their prototypical design with four-sided architecture. For the land, it is outside the city limit, but they worked to meet the City standards as if it were in the city limits. For the access points, they are working on a traffic impact study for the location, so it is subject to change. One access will be eliminated or restricted dependent on the outcome of the study. He noted that their site plan is only a portion of the site, and they do not have future plans at the moment.

Dan Clinger said that with the one entrance being a problem, he wondered if they flipped the site layout, they would have a better site flow for one access onto County Road 99. Mr. Amr said that their firm has people who work on the flow, and they could look into it.

Mr. Clinger asked Jeremy Kalb about the detention, since it is located outside the city. Mr. Kalb confirmed that it does not have any at the moment, but he did send them the requirements the City would look at. He has not seen their calculations on flow at this point. With their calculations, that will show what that rate is, what the size of the pipe is, and all that kind of stuff. It's not going to be a 12-inch pipe running full bore into that. It's going to be a meter. Mr. Clinger asked if there could be a catch basin. Mr. Kalb said that it won't and will be a detained system. Mr. Clinger thought it would be better to do all that detention up front before the annexation rather than have to deal with it later. Mr. Kalb said that they are working on it and plan to be good with the city standards.

Dan DeArment asked why there were not any conditions for approval. Matt Cordonnier said that the Planning Commission is reviewing this because they need water and sewer, which limits the scope of review. He did say the City has the ability to allow people outside the city to connect to water service. They could also say to come back once they are annexed, so that the city standards are being enforced. Mr. Martin said that would be a rigid stance on these projects. They are excited about the future Sheetz Distribution project. Mr. Martin said it would be short-sighted not to follow our zoning processes and rules, with the likelihood it will be annexed in the future. He thought they would have higher costs in the future if they don't comply with them up front. Mr. Cordonnier said that it is a fine line that walk. They tried having conditions on a site plan outside the city, and the County had words about it. Mr. Martin said that he understood and wants to work with the applicant to have a safe project and make sure it's a good impact on the area. Mr. Amr agreed thinking the annexation process would slow things down, so they appreciate the modified process. Mr. DeArment asked if they could make recommendations. Mr. Cordonnier said yes. He added that they could condition annexation if they chose. He envisioned they could condition they start annexation, and make some recommendations on site plan. Then the applicant can go to the County Engineer about access and things like that. They have submitted plans to meet that the meet the standards.

Mr. Cordonnier moved forward with discussion on the proposed signage. They submitted a traditional pylon sign and understands that they wish to have a bit of height due to their distance from the interstate highway. Mr. Cordonnier said that they did remove the pylon signs from the zoning code. Erik Adkins said that the maximum height for a monument is eight feet high. They have requested a twenty-five-foot (25') sign. Mr. Cordonnier noted Turkey Hill and Casey's went in with monument signs rather than pylons. Mr. Amr added they did consider this request a lot, but with the distance and competition in the area, they wanted to request a higher sign. Mr. Cordonnier added that traditionally they could request a variance, however, they can't in this case because they are not annexed. Mr. Adkins asked how often Sheetz plans to change their branding. Mr. Amr said they only changes to the sign would be the price of the gasoline. Mr. Adkins said that there was a clause that says any pylon sign that needs modification after

2034 will need to be removed, and that will apply to every pylon in the city. They could request a variance at that point, but it would be up to the BZA to determine whether they get it or not.

Mr. Clinger asked if they should see a revised site plan with the proposed recommendations. Mr. Martin said since it is not in the city, ultimately, they are only reviewing the water and utilities. They can make recommendations with the hope they annex in the future. Mr. DeArment said he wished they could have another shot at it, but agreed with Mr. Martin.

Mr. Adkins said that if they get approval today and go to Wood County Building Department for their permits. If Wood County calls for a permit, he would need to tell them they do not have a permit number. He asked the group if he should ask to review their final plans against the city's recommendations.

Mr. DeArment started to summarize the recommendations. First, they would like them to start the annexation process. Second, Mr. Clinger said they should meet the drainage detention standards of the city. He added they should be compliant with the new code for signage. He further recommended that they should consider modifications to the site layout to have the best access from County Road 99.

Mr. Clinger said that he has experienced traffic backing up at this intersection. Mr. Amr said that is definitely part of the analysis and will use drone and traffic counts to complete the analysis.

Mr. Cordonnier asked if they have plans for the rest of the site in the future. He wondered if the access on County Road 99 could act as a shared access point for both sites. Mr. Amr said they have done them in the past and it's something they can look into. It would depend on the future use. Mr. Cordonnier just recommended they consider that because there may not be another curb cut in this stretch in the future.

MOTION

Rob Martin made motion for CPC to recommend approval of **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 with the following recommendations:**

- Start the annexation process.
- Meet the drainage detention standards of the city.
- Be compliant with the new code for signage.
- Consider modifications to the site layout to have the best access from County Road 99

2nd: Dan DeArment

VOTE: Yay (4) Nay (0) Abstain (0)

2. 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 **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

DISCUSSION

Mr. DeArment noted that the parking was already paved, but did not have any concerns about the parking lot. Mr. Clinger noted that he would like to see something a bit more substantial to help keep the traffic from going through and also to protect the guide wire in the right-of-way.

MOTION

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

- Receive BZA variance on the setback
- Have a substantial barrier to help discourage traffic

2nd: Dan Clinger

VOTE: Yay (4) Nay (0) Abstain (0)

3. APPLICATION FOR CONDITIONAL USE #CU-19-2023 filed by Kade & Lindsay Harris to establish a cat cafe 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 cafe in the space. A cat cafe operates as a normal cafe 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 cafe at 125 E. Crawford Street with the following condition:**

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

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 cafe at 125 E. Crawford Street with the following condition:**

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

DISCUSSION

Jacob Mercer added in his comments that their office did contact the Health Department, and they did confirm they would need to review this as part of next steps if they are given approval. Mr. DeArment asked why they would get involved. Matt Cordonnier said it's because of the café part of the business.

Mr. Cordonnier read a letter from the owner of the Kirk Building into the record:

Dear Planning Commission,

Kirk Building LLC is the owner of the property commonly known as the Kirk Building, located at 129 East Crawford Street, which abuts two properties that have submitted application for conditional use items two and three on your agenda for the December 14th meeting. Kirk hereby submits comments and concerns regarding these applications and request these comments be

read into the meeting record. , application for Conditional Use Q 19 2023 Re 125 East Crawford Street. First, the Commission should know that 125 East Crawford Street has no bathroom facility on the premises. And to the best of Kirk's knowledge, no running water or sewer connection. Although there is an agreement that purports to allow the current owner of 125 East Crawford the ability to use a bathroom located in the neighboring Kirk building. The validity. The validity of that agreement is in dispute and subject to interpretations that, among other things, may not allow guests and visitors to 125 East Crawford Street to use the Kirk bathroom facilities. This is neither desirable nor practical for either. For either of the intended uses, which comprise items two and three of your agenda. Moreover, the Kirk building is for sale, and there is no assurance that a new owner may wish to redevelop or repurpose the. Property will decide to maintain the bathroom facilities for the use of its neighbors, or that neighbors, or that the current or similar building structures will continue to exist on the property itself cannot provide any assurances that the building/property will continue to exist in its current form.

As such, it would be foolish for neighboring property owners to base development decisions on a presumption that Kirk will supply their bathroom. Additionally, the lack of running water and sewer facilities at 125 East Crawford Street creates an obvious problem for activities. Activities normally associated with the operation of a café such a food and beverage preparation, cleaning and sanitation, and the proper disposal of liquid waste. To be sure, Kirk is under no obligation to provide water, plumbing or sewer sewage support or assistance to its neighbors to engage in such activities or operations. The operation of a cat café will generate solid waste from cats residing on the premises, as well as from the cafe's food and beverage operations. How will this waste be stored and disposed of Cat feces and urine emit a strong odor that could easily create a public nuisance and or health problem. There is no obvious area to properly store such waste outside the premises. There is no adjoining alley, and the outdoor area behind the premise is under different ownership and currently occupied by a parking lot, wheelchair ramp and outdoor seating area for the Bourbon Affair. It would also be inappropriate to store such waste on the sidewalk at the front of the building, and Kirk is concerned the temporary storage of cat and food or beverage waste may attract rodents pests to the Kirk building. Finally, while limiting the number of cats to five is a prudent condition, placing such a limit may be ineffective.

Absent a mechanism to assure monitoring and compliance with the limit. Kirk asked the Commission to insist upon the following conditions of approval of the subject. Application. Require the application to an install, an appropriate bathroom facility and kitchen food prep area for the use of owners. Guests of 125 East Crawford. Require the applicant to develop an appropriate solution for storage and disposal of animal and food beverage waste in a manner that does not create a health risk, odor hazard, or nuisance. Require a system of reporting, monitoring, and compliance to assure the number of cats does not exceed the Commission's limit of five. Application for conditional use CU- 20-2023 123 East Crawford Street, similar to the property at 125 East Crawford. The property at 123 East Crawford does not have a bathroom or water and sewer sewage system. Besides serious questions regarding whether 125 East Crawford has any rights to use the bathroom, this property's bathroom challenge are further complicated because currently its owners cross through the neighbor's property at 123 East Crawford to gain

access to a corridor that leads to the Kirk Building. Obviously, using the bathroom of your neighbor's neighbor is not a practical arrangement for residents. The only practical solution is for the applicant to build their own bathrooms on their own premises, which appears to be the direction they propose to go. However, Kirk asks that the commission explicitly require the applicant to install bathrooms on the applicant's premise as a condition of approval of their application. Thank you for your consideration.

Sincerely,
Mike Harrington Kirk Building, LLC.

Jacob Mercer followed up that the real estate agent for the property did submit the cross-access agreement for the record. Mr. Cordonnier did not think the City should intervene on that because it was a civil matter.

Matt Cordonnier wanted to frame the conversation regarding the zoning discussion. We are looking at things like parking appropriateness and fit in a downtown area. A café is an appropriate use in the downtown commercial district. The concern from staff was that we did not want this to turn into a boarding situation, because that would be defined as kenneling, which is prohibited in the C-3 district. That's our focus, and we will let the health department deal with the mix of housing cats in a venue that sells food.

Lindsay and Cade Harris were present on behalf of the application. They said that they would be in both halves of the building. They would need to get water into the building, which will determine which half is the café side. Mr. DeArment asked if the cat's would be in the same side of the building. Ms. Harris said the cafe and the cats are one entity, but there is a complete separation both for health code violations, for the safety of cats, their mischievous creatures. They're going to get into anything they can also for their benefit as well, if they get overwhelmed or if there is a time when we like, if we do decide to go through like specific feeding times, or even if cats just need a break and we just need to close it off, it allows for the cafe side to stay open and then the cat side to just have a break. It also allows for us to monitor the amount of people that are in interacting with the cats so that we can have them come in on a rotation if that's what needs to happen or cap it off until a specific time where we have to ask some people to swap out so that others can come back in and interact. You come for a specific allotted period of time, and then once your time is up, you do have to leave. They do have full intentions of putting in a bathroom. We also had an idea of how to use it if we did have access to the other side as well, since there is a current agreement. Both sides have the ability so that you would go through a two-door process to get to the cats. As you all pretty much have seen through the layout, one side is a rectangle and one is an L shape. That L shape does have two doors to get into either side, and that would be the way the pathway they would have to go through to get to the cats through as a way to prevent the cats from going into the cafe on an accident. Similar to how if you went to the zoo and you went into the butterfly exhibit, they have a two door process to make sure the butterflies don't escape.

Mr. Cordonnier asked if they could clarify. Lindsay Harris confirmed they would like to purchase both 123 and 125 E. Crawford Street, and were not associated with the application for the apartment in the following case. Mr. Kalb asked the applicant, DJ Brennan, for item 3 if they also intended to purchase the entire building as well. He added that their conditional use was just for half of the building. The listing agent, Sammie Fleegle, confirmed that seller was good with either use, and wanted to see if they would get approval. Matt Cordonnier said he thought the proper way to move forward would be to listen to both cases, and then each applicant would know if they would have approval from the CPC.

Mr. Cordonnier asked how many cats they would have on the site. Ms. Harris said based on similar sized facilities if the café side was on one side it would be 7 and if it was the larger side, it would be 10.

Mr. Martin asked if we needed a floor plan for the approval. Mr. Cordonnier said it was not really part of their review. He said really, they are just reviewing the use. With the number, he thought they just needed to clarify whether it was 7 on one side or 10 on the other. He didn't want a scenario where 7 plus 10 equals 17 cats.

Mr. Clinger said that he sees their only access is in the front since the property behind was a different owner. He wondered if they could construct an area for an interior trash receptacle. Mr. Cordonnier noted that this building has operated this way for a long time. He said that the previous tenants were able to make the trash work in the past. He imagined that it would be curb side service. He thought maybe the condition is to store the trash bins inside. Mr. Martin thought that might be a health department issue. Mr. Cordonnier said he thought they could condition that.

Mr. DeArment asked who would own the cats. Ms. Harris said they would partner with a local organization and host cats that they provide. That way they would have worked through their vet services, so nobody would be bringing in strays or board their cats.

Mr. DeArment asked what hours they would operate. Ms. Harris said that they would be open six days a week, so that they could deep clean for a day each week.

Mr. Martin said his biggest concern was making sure they have running water. The Health Department will tackle that issue, so it is outside their purview. Matt Cordonnier added that they could put conditions for connecting for utilities and adding a restroom, so that we are being mindful of the neighbor. Mr. Martin asked if he thought Wood County would require bathrooms. Mr. Cordonnier said he was unsure because they might point to the cross-access agreement and be okay. Mr. Martin said he understood, and thought he leaned towards a condition of water and utility hookup.

Ms. Harris said she understood and that they will try to make it work. They were only here to make sure that the City of Findlay was okay with this use at this location. Mr. Clinger asked if

they had talked to the Health Department. Ms. Harris said no, but they have heard from other locations in different cities. They said that it was a similar process to what had been described today. Mr. Cordonnier noted there is one in Bowling Green, as well as other bigger cities in Ohio like Columbus and Cleveland.

Mr. Clinger asked what types of food would they be selling. Ms. Harris said planned on drinks and light fare. They would like to add a basic liquor license to add to the selection. Based on the setup, she did not think an oven would be beneficial. She wanted to try and get partnerships with other bakeries to sell their goods.

Mr. DeArment asked why there is not water currently in the building. Mr. Kalb said it's not hard to connect, but if it was all owned by one person and used to share access agreements.

Mr. Cordonnier asked the next applicant if the conditions would be appropriate for their proposed use. Scott Brecheisen of Metzger Brecheisen Company, said that for them, they try to pull off a line from the Kirk Building. Mr. Kalb said that would be okay but didn't want a situation where they turn off your water and you don't have any.

Erik Adkins added this site is in the 100-year flood plain. After a certain dollar amount is invested for renovations, that they would need to pour a concrete floor to lift it out of the base flood elevation. He added Findlay Brewing had added 7 inches to lift it out.

MOTION

Dan DeArment made a motion **for approval of APPLICATION FOR CONDITIONAL USE #CU-19-2023 filed by Kade & Lindsay Harris to establish a cat cafe at 125 E. Crawford Street with the following condition:**

- **Trash receptacle be stored inside the building**
- **Not to exceed 7 cats on the east portion of the building, or 10 cats on the west portion**
- **No kenneling**
- **Installation of water/sewer**
- **Each unit provide a restroom.**

2nd: Rob Martin

VOTE: Yay (4) Nay (0) Abstain (0)

- 4. 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, I-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.

DISCUSSION

Scott Brecheisen and Brandon Metzger of Metzger Brecheisen Company were present on behalf of Mr. Brennan's application. Mr. Metzger noted that they were led to believe they needed a schematic for their City Planning Application. His client spent money on this and felt unfairly misled that they did not need to provide them at this point. He added that the Kirk Building needed to tread lightly because the shared hallway provides the Kirk Building's ADA compliance.

Mr. Brecheisen continued to say that the number of bathrooms would be dependent on the type of use in the commercial space. He noted there is a crawl space under the shared access hallway, where they could connect plumbing to the Kirk Building. He asked if the existing concrete slab

would work for the flood compliance. Mr. Adkins said it could but they would need to have a surveyor confirm that.

Mr. Martin asked if their applicant would purchase both halves of the building. Brandon Metzger said that they did, and that the left side of the building was geared for commercial activity,

Mr. Clinger said that the sketch showed storefront windows on the west side. They said that they did not intend to make any changes to the face of the building, and it was something that the architect left in by mistake.

Mr. Cordonnier said that for the last applicant, they were concerned about kenneling. In this case, the residential being on the first floor was the concern. If this was a big storefront, a big upgrade would need to be made. From a staff standpoint, they did not have any concerns about the use of the right side as residential, and the left side could remain commercial.

Mr. Clinger asked if they had any plans for parking. Mr. Brecheisen said that they had not gotten that far, but there is a parking garage across the street. Mr. Cordonnier said that there are no parking requirements for the downtown district. Mr. Clinger asked if they planned to rent this as a unit on like Air BnB. Mr. Metzger said that the applicant is planning to live in the space. He does business in town, so he wanted to have a location.

Mr. Martin asked if they would need to come back to planning commission for a site plan. Mr. Cordonnier confirmed they would not, it was just a conditional use.

Mr. Clinger asked how the City would address an issue with the water line in the future. Mr. Kalb said that they would maintain the meter, and they would need to work who is responsible for taking care of the line. Mr. Clinger asked if they had an issue in the Kirk Building, and they shut off water to this building, would it be something the City need to address. Mr. Kalb said it was a civil matter.

MOTION

Dan DeArment made a motion to **approval of APPLICATION FOR CONDITIONAL USE #CU-20- 2023 filed by David Brennan to convert 123 E. Crawford Street into residential with the following conditions**

- **Installation of water/sewer**
- **Each unit provide a restroom.**

2nd: Rob Martin

VOTE: Yay (4) Nay (0) Abstain (0)

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.

DISCUSSION

Jeremy Kalb added that they were planning to do one at Rawson and Swale each due to the cost of material estimates. For Swale, they are planning on the restroom south of the existing is the one they bidded out. That would allow the existing bathroom to remain open, and when it's done, it can act as a trailhead. The rest would be listed as alternates.

Dan DeArment asked if there would be water fountains. Mr. Kalb said that they would and noted that all the features would be touchless. The funding for this came from a Covid relief grant to help facilities upgrade to touchless. Dan DeArment asked when they close bathroom facilities. Mr. Martin said it was weather dependent. Mr. DeArment asked if they are closed daily. Mr. Kalb said they would be closed and are set up for security cameras. They've had graffiti issues in the past. Mr. Martin said that typically they have dawn to dusk hours.

Jackie Schroeder asked if the existing facilities would be refurbished or rebuilt. Mr. Kalb confirmed it was a complete teardown and rebuild.

Mr. Martin motioned for the project to proceed with no comment from the CPC. Ms. Schroeder seconded.

Lastly, Mr. Martin ended the meeting by thanking Dan DeArment for his time on the Planning Commission. Mr. Cordonnier echoed the sentiment and said that he thinks this has been the best City Planning Commission that he has worked with. Mr. DeArment said he has been on for eight years and they were the greatest eight years of his life.

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