

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT May 9, 2024

CITY PLANNING COMMISSION MEMBERS

Mayor Christina Muryn, Chairman
Rob Martin, Service-Safety Director
Jackie Schroeder
Kerry Trombley
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
May 9, 2024 – 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

TABLED ITEMS – FOR THE JUNE 13, 2024 MEETING

1. APPLICATION FOR SITE PLAN REVIEW #SP-06-2024 filed by Ron Siferd/Siferd Farms for a 94-unit condo development at the east end of Silver Creek Drive in Allen Township.

NEW ITEMS

1. APPLICATION FOR FINAL PLAT #FP-05-2024 filed by G&H Enterprises, LLC, for the Third Addition to Glenmar Subdivision. This addition is an extension of Glenmar Parkway from Andrew Jackson Lane to Smokies Way.
2. APPLICATION FOR CONDITIONAL USE #CU-05-2024 filed by Jennifer Hammer for a dog grooming home business at 429 Swing Avenue.
3. APPLICATION FOR CONDITIONAL USE #CU-06-2024 filed by Richard Binner to split the parcel at 515 Prospect Street and create 2 duplexes.

ADMINISTRATIVE APPROVALS

ADJOURNMENT

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday, May 9, 2024– 9:00 a.m.

COMMENTS

NEW ITEMS

- 1. APPLICATION FOR FINAL PLAT #FP-05-2024 filed by G&H Enterprises, LLC, for the Third Addition to Glenmar Subdivision. This addition is an extension of Glenmar Parkway from Andrew Jackson Lane to Smokies Way.**

CPC STAFF

General Information

This request is located between the Andrew Jackson Way and Smokies Way in the Glenmar Subdivision in Liberty Township. It is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Single-Family Large Lot.

Parcel History

The site is currently vacant land. The Preliminary Plat received approval from the City Planning Commission in March 2023.

Staff Analysis

The proposed plat would subdivide this area into nine parcels. At the east end of the site, there is an extension of the existing stub street, Glenmar Parkway. This would connect Andrew Jackson Lane to Smokies Way. This phase is in keeping with the overall development plan for the Glenmar subdivision.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-05-2024 filed by G&H Enterprises, LLC, for the Third Addition to Glenmar Subdivision. This addition is an extension of Glenmar Parkway from Andrew Jackson Lane to Smokies Way.**

ENGINEERING

No Comment on the final plat

- There are only a couple of minor comments on the Construction plans that will be worked out with the consultant prior to construction.

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-05-2024 filed by G&H Enterprises, LLC, for the Third Addition to Glenmar Subdivision. This addition is an extension of Glenmar Parkway from Andrew Jackson Lane to Smokies Way.**

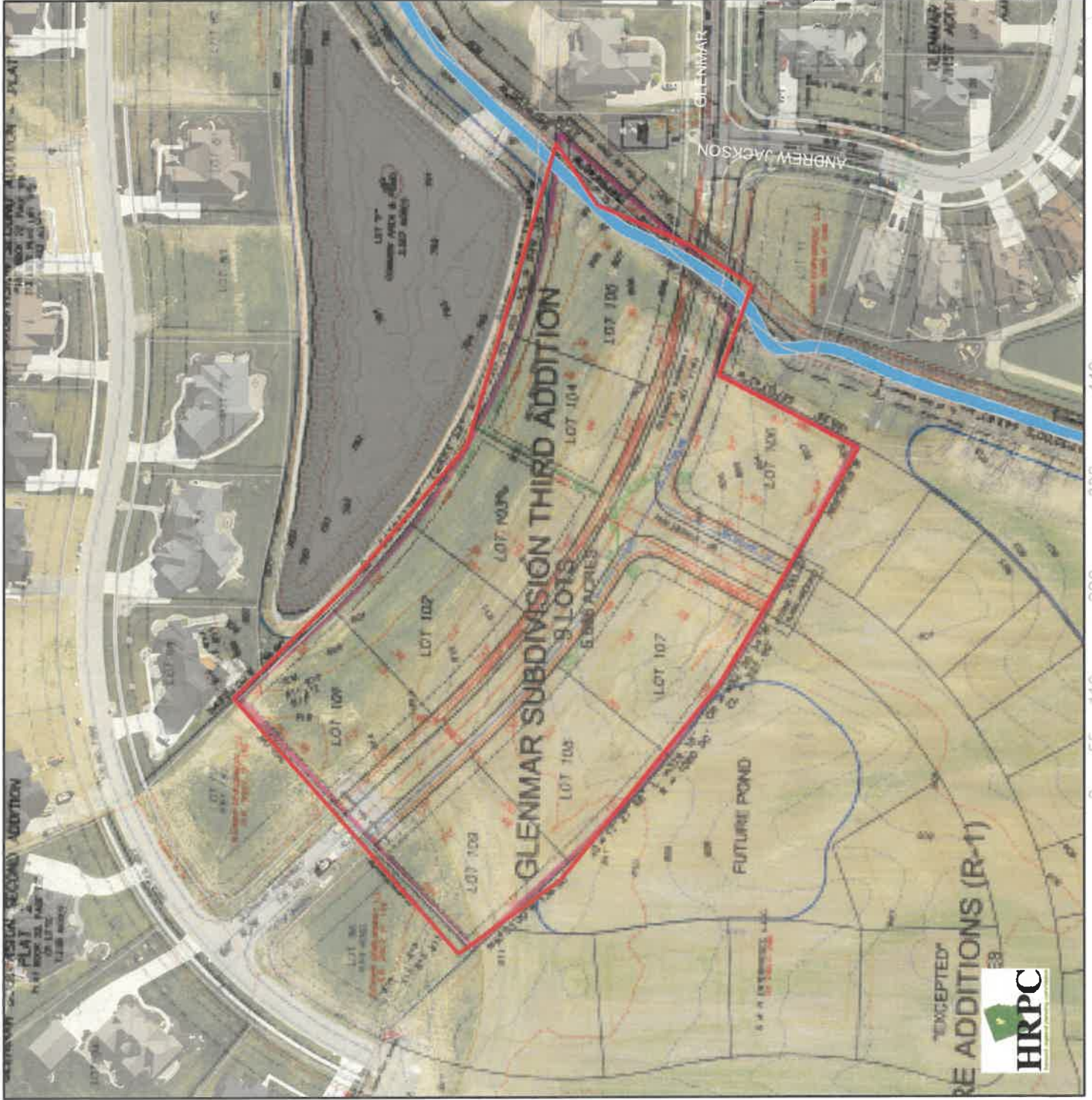
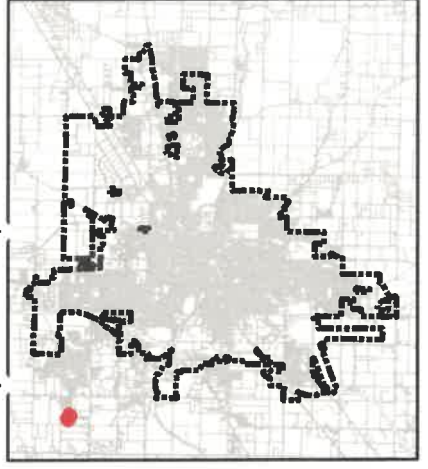
FP-05-2024

APPLICATION FOR
FINAL PLAT
filed by G&H Enterprises, LLC,
for the Third Addition to
Glenmar Subdivision. This addition
is an extension of Glenmar Parkway
from Andrew Jackson Lane
to Smokies Way.

Legend

-  Glenmar3rd
-  Parcels
-  Road Centerline

Findlay Locator Map



2. APPLICATION FOR CONDITIONAL USE #CU-05-2024 filed by Jennifer Hammer for a dog grooming home business at 429 Swing Avenue.

CPC STAFF

General Information

This request is located on the south side of Swing Avenue between Bolton Street and Morey Avenue. This parcel is located in a neighborhood of R-3 Small Lot Residential. This location is partially 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 a residential home, where the applicant has lived since 2001.

Staff Analysis

The applicant has indicated they would like to operate a dog grooming business as a home occupation. She has been doing dog grooming for several years and wanted a space of her own to conduct her business. She wished to convert some of her front room into a grooming space.

The applicant also noted that there can be two cars in the driveway, one for the resident and one for a client. While it appears, there is room for parking, the City may require additional parking provided off-street if it becomes a concern.

Staff would add that Conditional Use permits are revocable if there are any issues with this use in the future.

Staff Recommendation

CPC Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-05-2024 filed by Jennifer Hammer for a dog grooming home business at 429 Swing Avenue with the following conditions:**

- Schedule appointments with gaps in between, so parking does not become an issue
- Hours of operation between 9am – 6pm

ENGINEERING

No Comment

FIRE PREVENTION

- Be sure to get all of the proper permits needed to start this business

RECOMMENDATION

Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-05-2024 filed by Jennifer Hammer for a dog grooming home business at 429 Swing Avenue with the following conditions:**




- Schedule appointments with gaps in between, so parking does not become an issue
- Hours of operation between 9am – 6pm

CU-05-2024

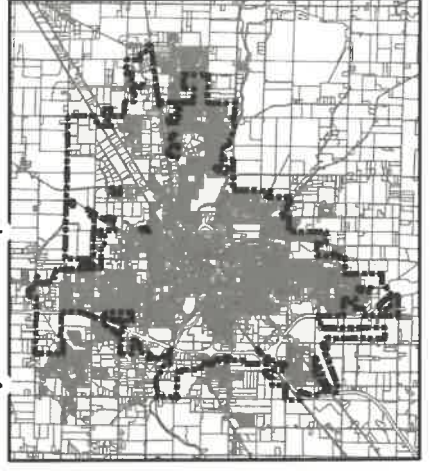
APPLICATION FOR
CONDITIONAL USE
filed by Jennifer Hammer for
a dog grooming
home business
at 429 Swing Avenue.



Legend

-  429 Swing Avenue
-  Parcels
-  Road Centerline

Findlay Locator Map



CU-06-2024

APPLICATION FOR
CONDITIONAL USE
filed by Richard Binner to
split the parcel at
515 Prospect Avenue
and create 2 duplexes.

Legend



515 Prospect Ave



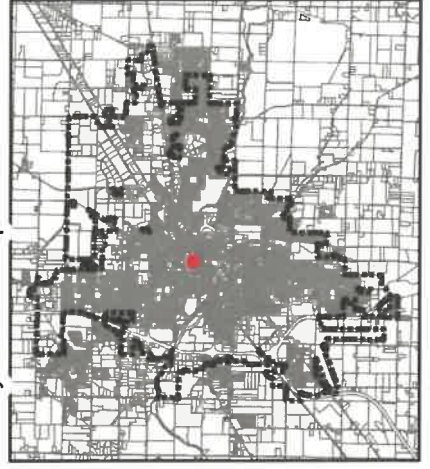
Parcels



Road Centerline



Findlay Locator Map



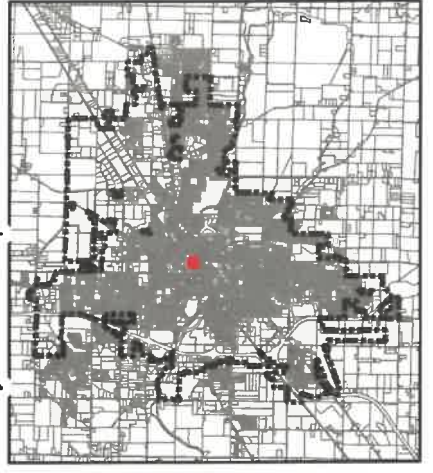
CU-06-2024

APPLICATION FOR
CONDITIONAL USE
filed by Richard Binner to
split the parcel at
515 Prospect Avenue
and create 2 duplexes.

Legend

- 515 Prospect Ave
- 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 CONDITIONAL USE #CU-07-2024 filed by Richard Binner to split the parcel at 515 Prospect Street and create 2 duplexes.

CPC STAFF

General Information

This request is located on the east side of Prospect Street, stretching east to N. Blanchard Street. This parcel is zoned R-3 Small Lot Residential. It is in a neighborhood of R-3 Small Lot Residential. This location is partially located within the 100-year floodplain.

Parcel History

The site is vacant. Mr. Binner purchased this lot from the City in April 2024.

Staff Analysis

The applicant has indicated they intend to split the parcel at 515 Prospect to create two lots, with a duplex on each new lot. This would create two lots measuring 43.90' x 98.37' in size. They have provided a drawing to show they can get a 75' x 26' duplex on site. That would provide for 2 units measuring 975 square feet in size, which is above the minimum floor space required. The structures would meet the lot coverage requirement as it is under 50%.

Parking would be provided along the alleyway, but they have accounted for four 10' x 22' off-street parking spaces.

Since the proposed duplex is in the floodplain, we will need the applicant to work with the City Floodplain Administrator, Erik Adkins, to receive the proper permits.

Staff Recommendation

CPC Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-07-2024 filed by Richard Binner to split the parcel at 515 Prospect Street and create 2 duplexes with the following condition:**

- **Receive floodplain approval from the City Floodplain Administrator**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-07-2024 filed by Richard Binner to split the parcel at 515 Prospect Street and create 2 duplexes with the following condition:**

- **Receive floodplain approval from the City Floodplain Administrator**