

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT August 8, 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
August 8, 2024 – 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

OLD ITEMS

1. APPLICATION FOR CONDITIONAL USE #CU-13-2023 filed by Elizabeth Baldrige, re-examine the conditions to allow welding in the building located at parcel #600001000740 at the corner of Olney Avenue and Morriscal Boulevard.

NEW ITEMS

1. APPLICATION FOR FINAL PLAT #FP-05-2024 filed by River Rock Property Group to combine lots 1, 5, & 6 of Legacy Corner into one lot located along US Route 224 near the intersection with CR 236.
2. APPLICATION FOR SITE PLAN REVIEW #SP-12-2024 filed by River Rock Property Group for a new proposed strip mall and associated parking on lots 1, 5, & 6 of Legacy Corner located along US Route 224 near the intersection with CR 236.
3. APPLICATION FOR CONDITIONAL USE #CU-11-2024 filed by David Turk to construct 2 duplexes on lots 24-26 of the Thorpe & Andrew West Park Subdivision located at the northwest corner of Bliss Avenue and Harrison Street.
4. Re-Establishment of a Non-Conforming Use #NCU-01-2024 filed by ProTech Rental Properties LLC to re-establish a car repair business in a residential property at 740 Crystal Avenue

ADMINISTRATIVE APPROVALS

ADJOURNMENT

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday, August 8, 2024– 9:00 a.m.

COMMENTS

OLD ITEMS

1. APPLICATION FOR CONDITIONAL USE #CU-12-2023 filed by Elizabeth Baldridge, to allow welding in the building located at parcel #600001000740 at the corner of Olney Avenue and Morrival Boulevard.

CPC STAFF

General Information

This request is located at the southwest intersection of Olney Avenue and Morrival Boulevard. It is zoned C-2 General Commercial. It is located in a neighborhood of R-3 Small Lot Residential. Along Lima Avenue to the south, there is C-2 General Commercial. It is not located in the 100-year flood plain. The City of Findlay Land Use Plan designates the parcel as Neighborhood Commercial.

Parcel History

According to the Auditor's website, the structure was constructed on the site in 1982, and has previously been used for storage. The conditional use was granted in July 2023 with the following conditions:

- **Add screening along the west side of the parcel abutting residential**
- **Provide a parking area to accommodate 4 off-street parking spots**
- **Hours of Operation restricted to 8am-5pm Monday-Friday**
- **All grinding work must be done in an enclosed space**

Staff Analysis

Since the conditional use was granted, the applicant has not followed through on all the conditions. They added a parking area to accommodate some of the parking, however sometimes large shipping containers are left in this area. This effectively renders this area unusable for parking.

While the hours of operation are generally been 8am-5pm, residents have continued to notify the City of work occurring outdoors. The condition was that no grinding work be done outside, but sometimes they have done welding work or sandblasting outside. While staff understands that work sometimes must be done outside due to the size of the containers or trailers, this should be done in a screened space. The applicant would also like the ability to do work on Saturday if the Commission would reconsider that condition.

HRPC Staff has met with the applicant to discuss these concerns. They have agreed not to do any more sandblasting in the driveway to avoid any nuisance to the neighbors. They would also propose a new fence along the north side of the site that would allow for the trailers to be stored behind it. They would be okay with a fence along the west side; however, the neighbor has

submitted a letter requesting that they not have to install it.

Staff Recommendation

CPC Staff recommends approval of APPLICATION FOR CONDITIONAL USE #CU-12-2023 filed by Elizabeth Baldrige, to allow welding in the building located at parcel #600001000740 at the corner of Olney Avenue and Morriscal Boulevard with the following revised conditions:

- **Create an outdoor storage area on site for the trailers**
- **Provide a parking area to accommodate 4 off-street parking spots; no trailers may be parked here**
- **Hours of Operation restricted to 8am-5pm Monday-Friday**
- **All grinding/sandblasting work must be done in an enclosed space; welding work can be done outside.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION




Staff recommends approval of APPLICATION FOR CONDITIONAL USE #CU-12-2023 filed by Elizabeth Baldrige, to allow welding in the building located at parcel #600001000740 at the corner of Olney Avenue and Morriscal Boulevard with the following revised conditions:

- **Create an outdoor storage area on site for the trailers**
- **Provide a parking area to accommodate 4 off-street parking spots; no trailers may be parked here**
- **Hours of Operation restricted to 8am-5pm Monday-Friday**
- **All grinding/sandblasting work must be done in an enclosed space; welding work can be done outside.**

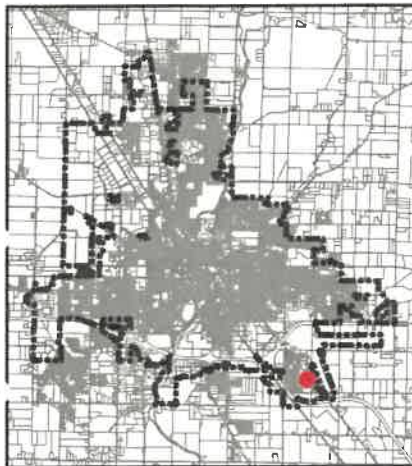
CU-13-2023

APPLICATION FOR
CONDITIONAL USE
filed by Elizabeth Baldridge to
allow welding in the building located
at parcel #600001000740
at the corner of
Olney Avenue and
Morrilal Boulevard.

Legend

-  CU-13-2023
-  Parcels
-  Road Centerline

Findlay Locator Map



CU-13-2023

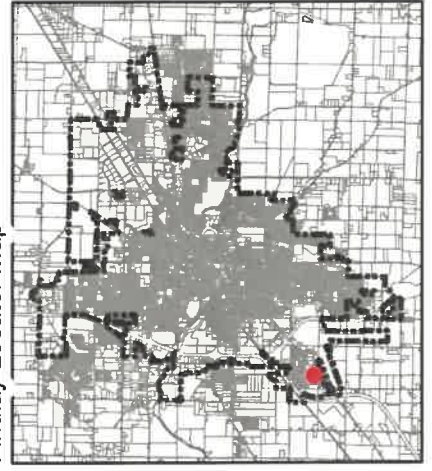
APPLICATION FOR CONDITIONAL USE

filed by Elizabeth Baldridge to
allow welding in the building located
at parcel #600001000740
at the corner of
Olney Avenue and
Morrison Boulevard.

Legend

- CU-13-2023
- 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



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NEW ITEMS

- 1. APPLICATION FOR FINAL PLAT #FP-05-2024 filed by River Rock Property Group to combine lots 1, 5, & 6 of Legacy Corner into one lot located along US Route 224 near the intersection with CR 236.**

CPC STAFF

General Information

This request is at the corner of CR 236 and US Route 224. All three parcels are zoned C-2 General Commercial. It is in a C-2 General Commercial area with R-1 Large Lot Residential to the south. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

The site is the former lot of Lowe's.

Staff Analysis

The proposed replat of Legacy Corner would simply combine lots 1, 5 and 6 into a single 7.108 acre lot. This will allow for the redevelopment of the site. Staff is supportive of the request.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-05-2024 filed by River Rock Property Group to combine lots 1, 5, & 6 of Legacy Corner into one lot located along US Route 224 near the intersection with CR 236.**

ENGINEERING

No comment

FIRE PREVENTION

No comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-05-2024 filed by River Rock Property Group to combine lots 1, 5, & 6 of Legacy Corner into one lot located along US Route 224 near the intersection with CR 236.**

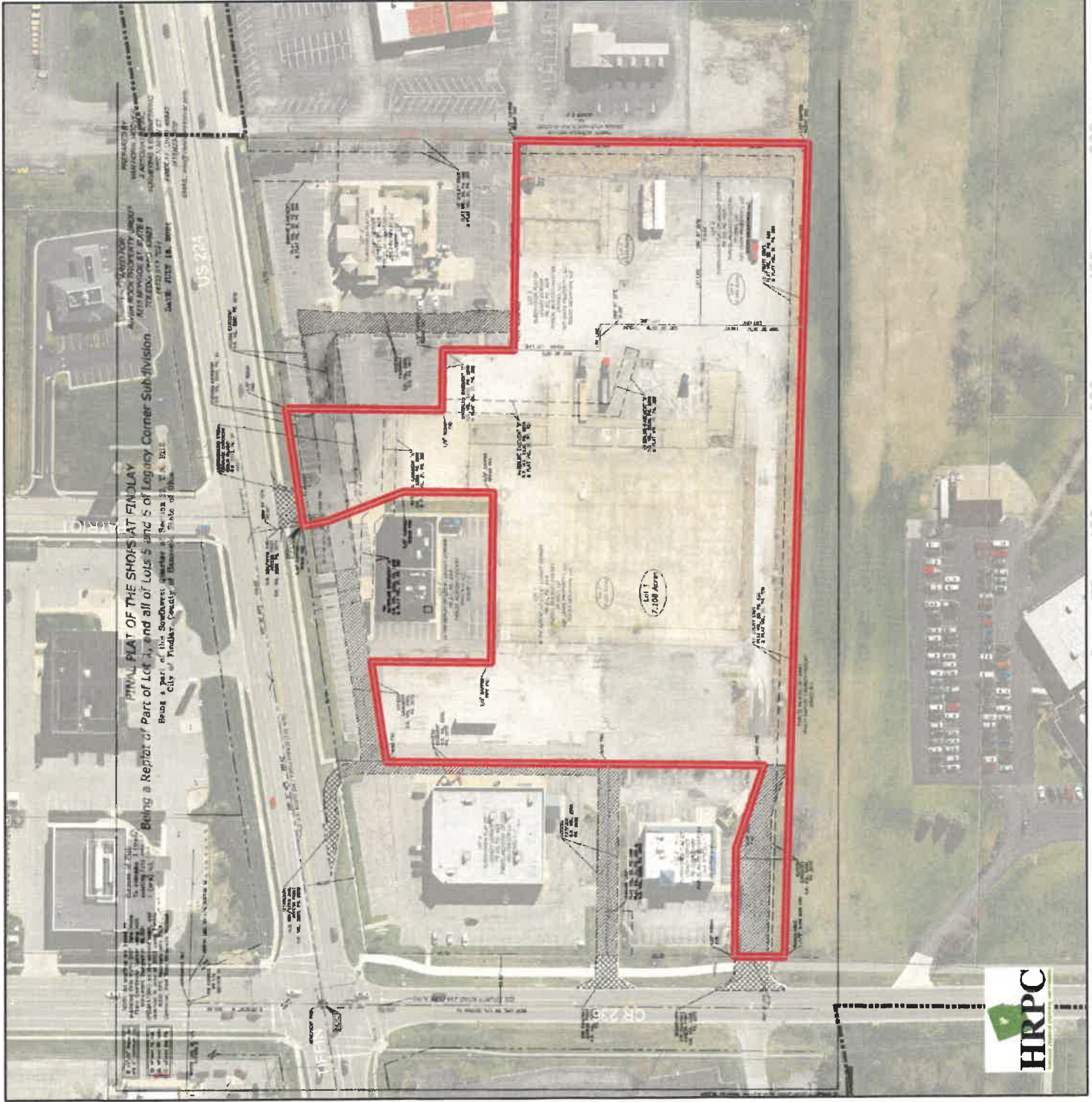
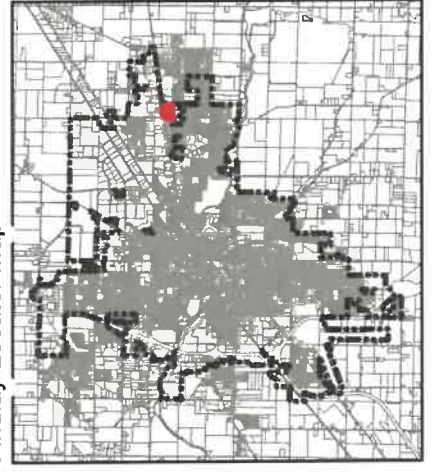
FP-05-2024

APPLICATION FOR
FINAL PLAT filed by
River Rock Property Group
to combine lots 1, 5, & 6 of
Legacy Corner into one lot
located along US Route 224
near the intersection with CR 236.

Legend

- Parcels
- Legacy Corner
- Road Centerline

Findlay Locator Map



2. APPLICATION FOR SITE PLAN REVIEW #SP-12-2024 filed by River Rock Property Group for a new proposed strip mall and associated parking on lots 1, 5, & 6 of Legacy Corner located along US Route 224 near the intersection with CR 236.

General Information

This request is at the corner of CR 236 and US Route 224. All three parcels are zoned C-2 General Commercial. It is in a C-2 General Commercial area with R-1 Large Lot Residential to the south. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

This is the site of the former Lowe's.

Staff Analysis

River Rock Property Group is proposing a new strip mall for the site. This would add 76,256 sf of commercial space to the site, split into seven storefronts that would stretch across the south side of the site. This site meets the size and setback requirements for the C-2 zoning district.

Along the south side of the site, it does abut a church, which is zoned residential. They have indicated that they would keep the existing privacy fence to help with screening.

The site plan indicated that they will have 338 parking spaces for the development. The required amount is only 202, so they are above the required amount. On landscaping however, they are short a fair amount. For the foundation plantings, they have only provided 56 shrubs, but are required 263. In the parking lot, they have only provided 14 landscaped islands when 17 are required. There is a grass area provided near the middle of the site. Staff would invite the applicant to work with HRPC to maximize the landscaping provided on site.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-12-2024 filed by River Rock Property Group for a new proposed strip mall and associated parking on lots 1, 5, & 6 of Legacy Corner located along US Route 224 near the intersection with CR 236 with the following condition:**

- **Work with HRPC to maximize landscaping on site**

ENGINEERING

Access –

Access to the site will be from the two existing drives off of CR236 and the adjoining parking lot. The site plans are not proposing any new curb cuts as part of the project, but will be repaving majority of the area.

Water Service –

The site is proposing a new public waterline to tie into the 20-inch line on CR236 and the existing 8-inch that comes from US224 into the site. The new line will be an 8-inch mainline

that provide the domestic and fire service for the proposed buildings. Engineering has a couple of comments on the waterline and the marked-up plans have been sent to the design consultant. On the revised set of plans, please show the waterline easement on the plans as well.

Sanitary Service –

The site is proposing a mainline tap on the sanitary line that is located just north of the site. The sanitary line is assumed to be a private line, in which the sanitary laterals will come off of.

Stormwater Management –

Due to the site reducing the amount of impervious area, storm detention is not required.

MS4 Requirements –

The site is located within the City Limits and the site will disturb more than one (1) acre so the applicant will need to comply with the City of Findlay's Erosion & Sediment Control Ordinance. A SWPPP Plan was submitted as part of the plans.

Recommendations:

Approval of the Site Plan:

The following permits may be required prior to construction:

Drive Permit x1 (Waterline Tap)

Water Taps

Mainline Taps x2

Service Connections x7

Fire Service Connection x1

Sanitary Sewer Tap

Main Line Tap x1

Service Connection x7

FIRE PREVENTION

- Obtain all of the required permits for construction

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-12-2024 filed by River Rock Property Group for a new proposed strip mall and associated parking on lots 1, 5, & 6 of Legacy Corner located along US Route 224 near the intersection with CR 236 with the following condition:**

- **Work with HRPC to maximize landscaping on site.**

SP-12-2024

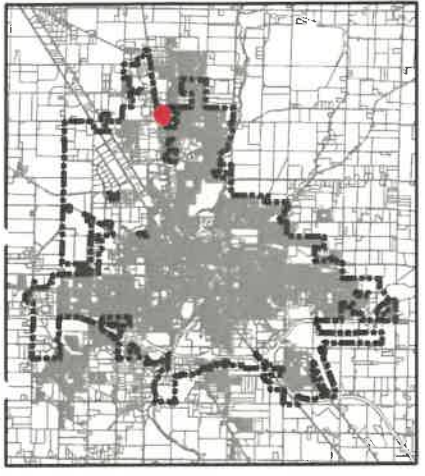
APPLICATION FOR SITE PLAN REVIEW

filed by River Rock
Property Group for a new
proposed strip mall and
associated parking on
lots 1, 5, & 6 of Legacy Corner
located along US Route 224
near the intersection with CR 236

Legend

- Parcels
- Legacy Corner
- 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



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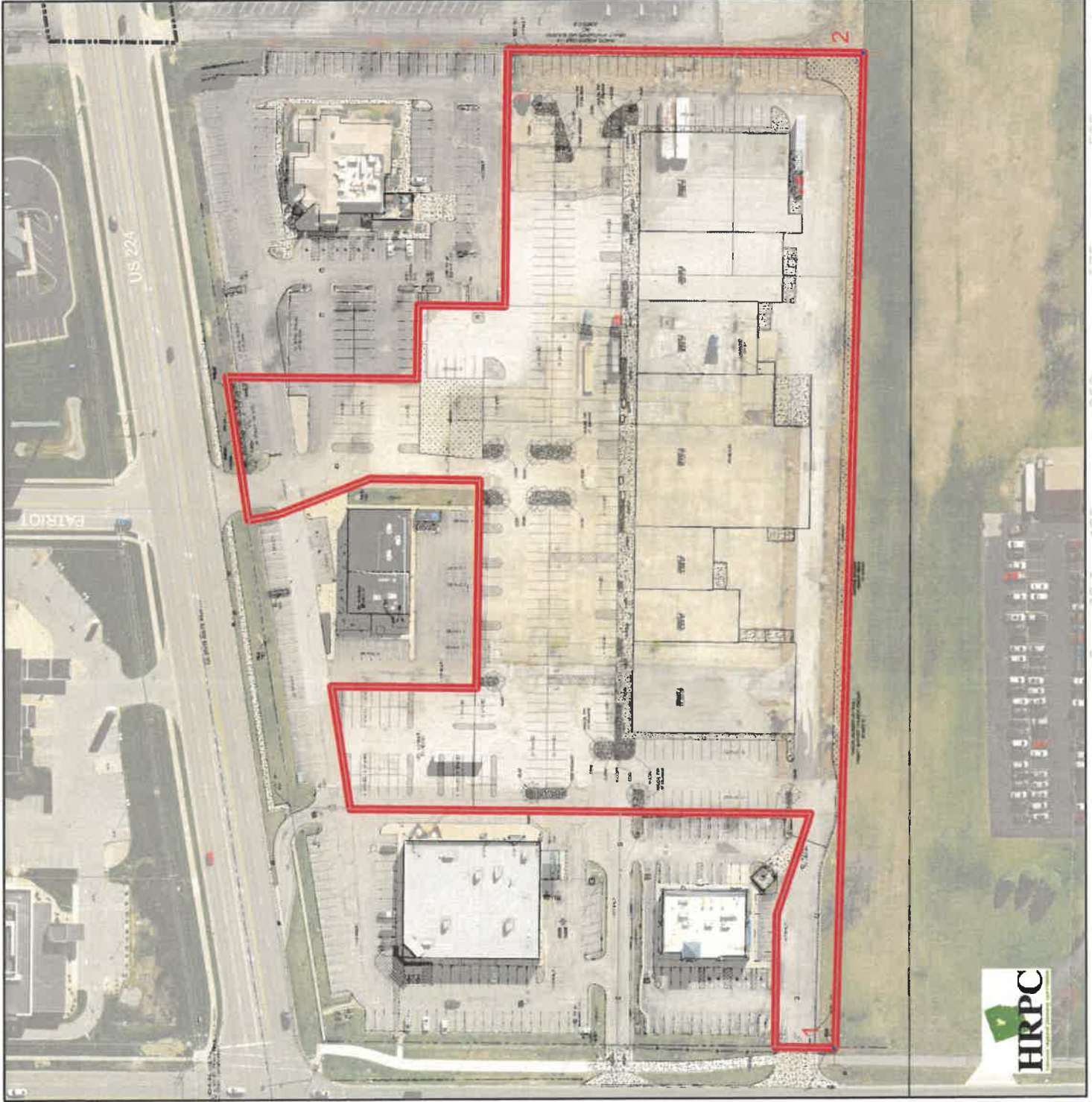
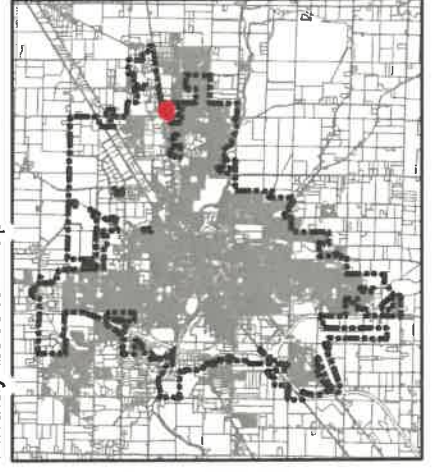
SP-12-2024

APPLICATION FOR
SITE PLAN REVIEW
filed by River Rock
Property Group for a new
proposed strip mall and
associated parking on
lots 1, 5, & 6 of Legacy Corner
located along US Route 224
near the intersection with CR 236

Legend

- Parcels
- Legacy Corner
- Road Centerline

Findlay Locator Map



3. APPLICATION FOR CONDITIONAL USE #CU-11-2024 filed by David Turk to construct 2 duplexes on lots 24-26 of the Thorpe & Andrew West Park Subdivision located at the northwest corner of Bliss Avenue and Harrison Street.

CPC STAFF

General Information

This request is located on the northeast intersection of Bliss Avenue and Harrison Street. To the south, the neighborhood is zoned R-3 Small Lot residential. To the north, it is zoned R-3 Small Lot Residential. This location 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 currently has a single-family home but has several lots that are vacant.

Staff Analysis

The applicant has indicated they would subdivide the property into four lots. This would allow the existing single-family house to be on one of the lots. Along Bliss Avenue, they would construct two new duplexes. There would be one vacant lot left, which could be developed in the future. The structure meets the required living space and meets the coverage for the district.

While the duplexes do have garage spaces for parking, they are including a spot in the driveway to meet the required parking. The driveway would not be setback far enough to allow for cars to park in the driveway and maneuver into the garage. The applicant has indicated that they requested a variance from the BZA to park in the required front yard, which staff is supportive.

Staff Recommendation

CPC Staff recommends approval of APPLICATION FOR CONDITIONAL USE # CU-11-2024 filed by David Turk to construct 2 duplexes on lots 24-26 of the Thorpe & Andrew West Park Subdivision located at the northwest corner of Bliss Avenue and Harrison Street with the following condition:

- Receive the required variances from the BZA.

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-11-2024 filed by David Turk to construct 2 duplexes on lots 24-26 of the Thorpe & Andrew West Park Subdivision located at the northwest corner of Bliss Avenue and Harrison Street with the following condition:

- Receive the required variances from the BZA.

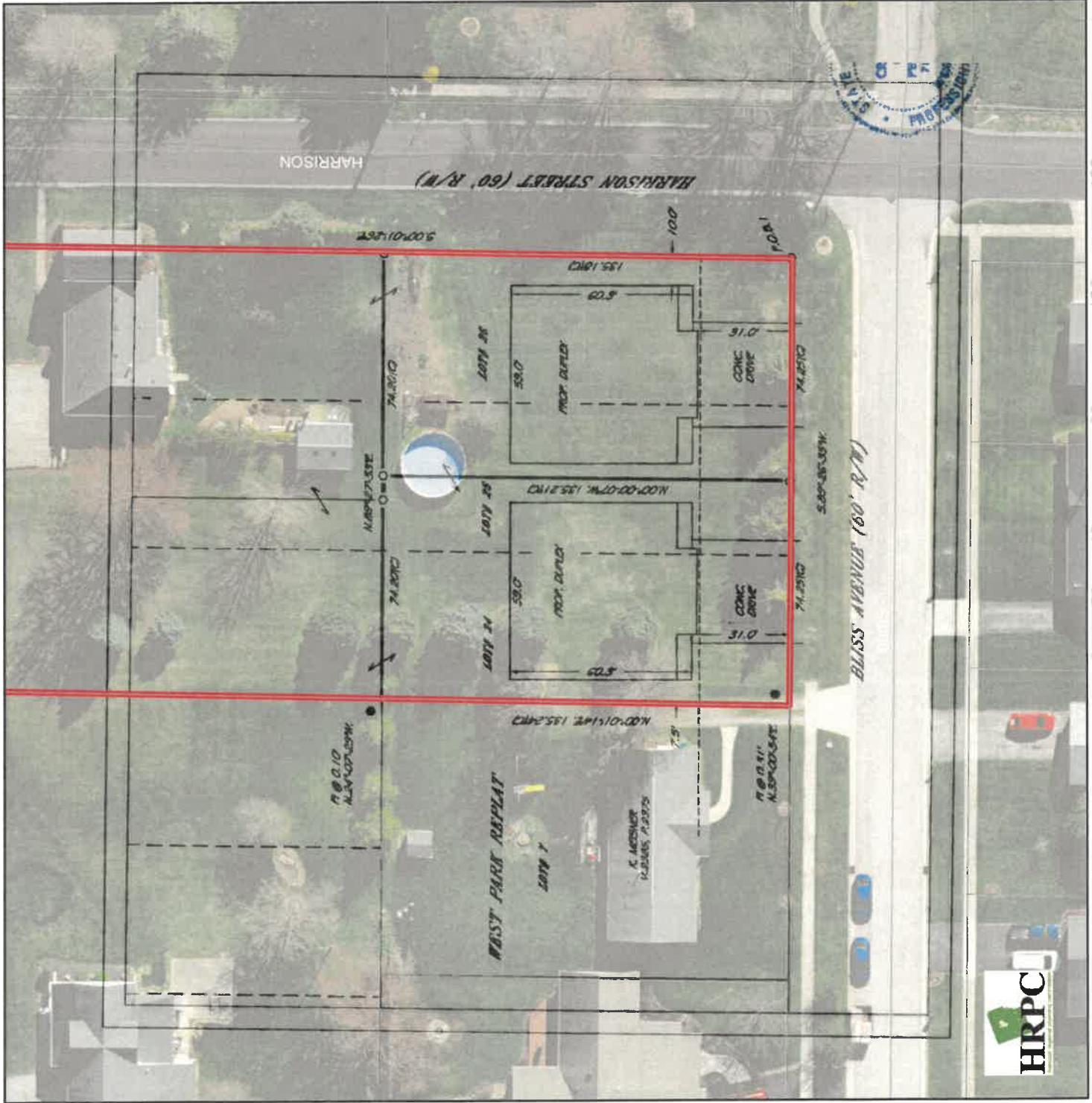
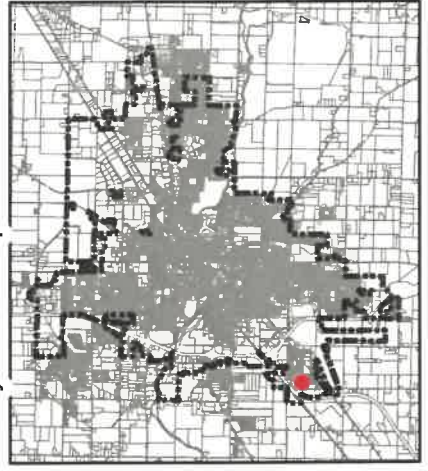
CU-11-2024

**APPLICATION FOR
CONDITIONAL USE**
filed by David Turk to construct
2 duplexes on lots 24-26 of the
Thorpe & Andrew West Park
Subdivision located at the
northwest corner of
Bliss Avenue and Harrison Street

Legend

-  Parcels
-  Turk Property
-  Road Centerline

Findlay Locator Map



CU-11-2024

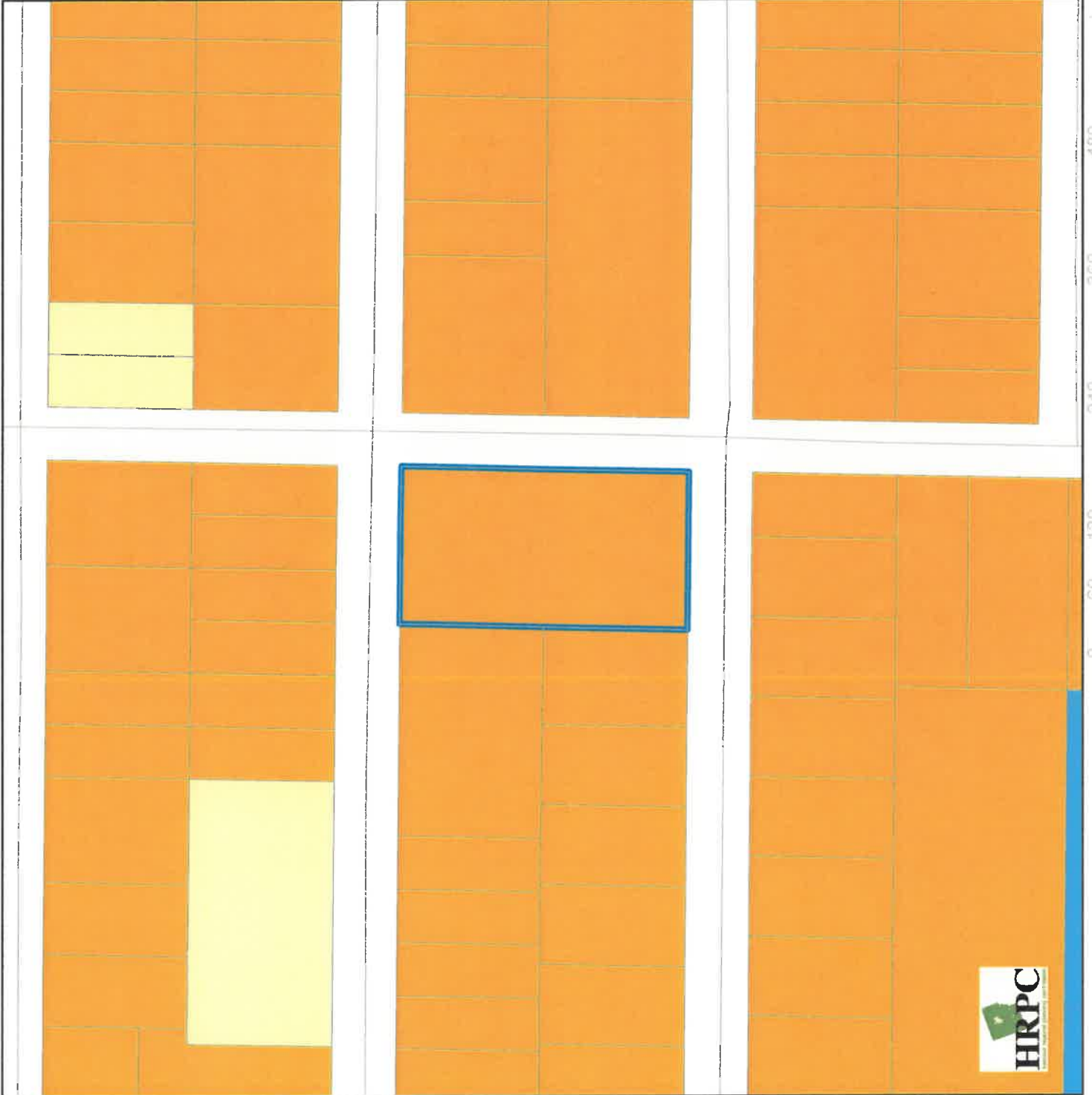
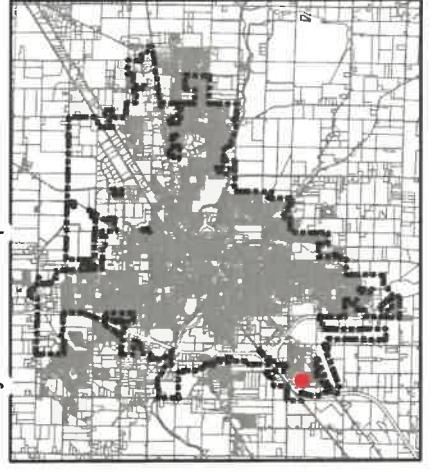
APPLICATION FOR CONDITIONAL USE

filed by David Turk to construct
2 duplexes on lots 24-26 of the
Thorpe & Andrew West Park
Subdivision located at the
northwest corner of
Bliss Avenue and Harrison Street

Legend

- Parcels
- Turk Property
- 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. Re-Establishment of a Non-Conforming Use #NCU-01-2024 filed by ProTech Rental Properties LLC to re-establish a car repair business in a residential property at 740 Crystal Avenue.

CPC STAFF

General Information

This request is located on west side of Crystal Avenue at the intersection with Midland Avenue. The parcel is zoned R-1 Large Lot Residential. It is located within a mostly R-1 Large Lot Residential neighborhood, with some R-3 Small Lot Residential to the south. This location 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 applicant submitted a statement that historically there was a car repair shop in the site since the 1940's. ProTech Rental Properties bought the building in 2021. Rooster Roofing, also owned by Protech Rental owner Joe Corran, has utilized the space for outdoor storage of vehicles in the meantime.

Staff Analysis

This site has been a persistent misfit in its neighborhood. Given the size of the space and the proximity to residential, it has been difficult for the right business to utilize the space. While staff understands the pre-existence of the car repair business, it has been over 2 years since it was discontinued. Staff would like to see improvements made to the site, including enclosing the rear outdoor area, to minimize the impact it has on its neighbors, if approved.

Staff Recommendation

CPC Staff recommends **approval of Re-Establishment of a Non-Conforming Use #NCU-01-2024 filed by ProTech Rental Properties LLC to re-establish a car repair business in a residential property at 740 Crystal Avenue with the following conditions:**

- **Pave and enclose the outdoor area in the rear of the building.**
- **All work be done in the enclosed space**
- **Hours of Operation restricted to 8am-5pm Monday-Friday**

ENGINEERING

No Comment

FIRE PREVENTION

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

RECOMMENDATION

Staff recommends **approval of Re-Establishment of a Non-Conforming Use #NCU-01-2024 filed by ProTech Rental Properties LLC to re-establish a car repair business in a residential property at 740 Crystal Avenue with the following conditions:**

- **Pave and enclose the outdoor area in the rear of the building.**
- **All work be done in the enclosed space**
- **Hours of Operation restricted to 8am-5pm Monday-Friday**

NU-01-2024

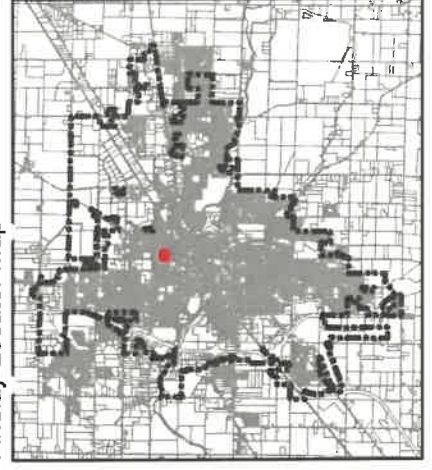
Re-Establishment of a Non-Conforming Use filed by Joe Corran to re-establish a car repair business in a residential property.



Legend

- Parcels
- 740 Crystal Avenue
- Road Centerline

Findlay Locator Map



NU-01-2024

Re-Establishment of a Non-Conforming Use filed by Joe Corran to re-establish a car repair business in a residential property.

Legend

- Parcels
- 740 Crystal Avenue
- 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

