

City of Findlay City Planning Commission

Thursday, September 8, 2016 - 9:00 AM
Municipal Building, Council Chambers

Minutes

(Staff Report Comments from the meeting are incorporated into the minutes in lighter text. Actual minutes begin with the DISCUSSION Section for each item)

MEMBERS PRESENT: Lydia Mihalik
Paul Schmelzer
Dan DeArment
Dan Clinger
Jackie Schroeder

STAFF ATTENDING: Judy Scrimshaw, HRPC Staff
Matt Cordonnier, HRPC Director
Brian Thomas, PE, PS, City Engineer
Todd Richard, Zoning Inspector
Don Rasmussen, Law Director

GUESTS: Mike Couchot, Chris Couchot, Tom Shindledecker,
Richard Felkner

CALL TO ORDER

ROLL CALL

The following members were present:

Lydia Mihalik
Paul Schmelzer
Dan Clinger
Dan DeArment
Jackie Schroeder

SWEARING IN

All those planning to give testimony were sworn in by Judy Scrimshaw.

APPROVAL OF MINUTES

Dan Clinger made a motion to approve the minutes of the August 11, 2016 meeting. Dan DeArment seconded. Motion to accept carried 5-0-0.

ITEMS TABLE AT THE JUNE 9, 2016 MEETING

ALLEY/STREET VACATION PETITION #AV-03-2016 filed to vacate an unimproved right-of-way of Connell Avenue running east from Fishlock Drive.

NEW ITEMS

1. PETITION FOR ZONING AMENDMENT #ZA-09-2016 filed by Tina Morger and Terri Arrington to zone 1411 Williams Street, Findlay, OH to R-2 Single Family Medium Density upon its annexation to the City of Findlay.

HRPC

General Information

The parcel in this request is located on the east side of Williams Street directly across from the point that 5th Street intersects into it. It is currently B-3 General Business in Marion Township. Land to the north, south and east is also zoned B-3 in the Township. To the west is within the City of Findlay and is zoned R-2 Single Family. 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 currently the site of a single family home.

Staff Analysis

The applicant is in the process of annexing this house into the City of Findlay. A City zoning classification must be attached to the parcel when it is annexed.

The lot is 60' x 125' which meets the requirements of the lot sizes in the R-2 district.

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-09-2016 to zone 1411 Williams Street, Findlay, OH to R-2 Single Family Medium Density upon its annexation to the City of Findlay.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-09-2016 to zone 1411 Williams Street, Findlay, OH to R-2 Single Family Medium Density upon its annexation to the City of Findlay.

DISCUSSION

Judy Scrimshaw stated that Phil Rooney, Attorney for this annexation, stopped by and said that the owner wishes to be annexed to the City mainly for fire protection. She is served by the Vanlue Fire Department and is fearful of having a fire and not getting service in time.

Dan Clinger asked if there is a problem if the rear yard setback is not met for the City code. Ms. Scrimshaw stated that it's like any other property in the City that is grandfathered in.

MOTION

Dan Clinger made a motion to recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-09-2016 to zone 1411 Williams Street, Findlay, OH to R-2 Single Family Medium Density upon its annexation to the City of Findlay.**

2nd: Jackie Schroeder

Paul Schmelzer commented that he would encourage Council to take a look at the abutting properties and see who has utilities and who may have signed annexation agreements. Ms. Scrimshaw stated that Phil Rooney had said he had contacted the former bowling alley and they were not interested in annexation and the former body shop on the north end is in foreclosure. Mr. Schmelzer said he understands, but if they had signed annexation agreements in exchange for connecting to our services then Council can take a look at what that boundary looks like when this comes before them.

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

2. PETITION FOR ZONING AMENDMENT #ZA-08-2016 filed by Michael Couchot to rezone 2411 N. Main Street from R-3 Single Family High Density to R-4 Duplex/Triplex Residential in order to convert the property into a duplex.

HRPC

General Information

This request is located on the east side of N. Main Street just south of the intersection of Stanley Avenue. It is zoned R-3 Single Family High Density. To the north, south and east is also zoned R-3. To the west is zoned C-1 Local Commercial. It is not located within the 100 year flood plain. The City Land Use Plan designates the area as Single Family Small Lot.

Parcel History

The parcel is currently the site of a single family home.

Staff Analysis

The applicant has stated that the home currently has two kitchens and two baths. According to him it was set up as guest quarters. He intends to close off the openings between the two units and renovate them as separate living units.

There is currently an office building to the north, a single family home abutting on the south and a small retail building directly south of that. As you go down Stanley Avenue there is a mixture of single family and multiple family homes.

Required parking for a duplex is two (2) spaces per unit. The home has a 2 car and a single car attached garage as well as another 2 car detached garage. The driveway of the 2 car garage is also suitable for an additional 4 cars. So parking is not an issue.

Staff Recommendation

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-08-2016 to rezone 2411 N. Main Street from R-3 Single Family High Density to R-4 Duplex/Triplex Residential.**

ENGINEERING

No Comments

FIRE PREVENTION

No Comments

STAFF RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-08-2016 to rezone 2411 N. Main Street from R-3 Single Family High Density to R-4 Duplex/Triplex Residential.**

DISCUSSION

Mr. Clinger said that the applicant intends to keep the 2 story garage. He asked if there should be concern about this someday turning into a triplex. Ms. Scrimshaw stated that triplexes are permitted in this zoning classification but they would need to go back to Todd Richard for the conversion and would have to be able to meet the standards to allow a third unit.

Judy Scrimshaw commented that the area was C Residential in the old code. This particular home did not appear to ever be listed as two family but it was the site of Russell Electric. C Residential permitted contractor's offices as well. The block building may well have been for the business.

MOTION

Paul Schmelzer made a motion to recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-08-2016 to rezone 2411 N. Main Street from R-3 Single Family High Density to R-4 Duplex/Triplex Residential.**

2nd: Dan Clinger

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

3. PETITION FOR ZONING AMENDMENT #ZA-10-2016 filed by Richard Felkner to rezone 1403 S. Blanchard Street, Findlay, OH from R-1 Single Family Low Density to R-3 Single Family High Density Residential.

HRPC

General Information

This request is located on the east side of S. Blanchard Street on the south corner of 5th Street. It is zoned R-1 Single Family Low Density and all surrounding lots are also zoned R-1. It is not located within the 100 year flood plain. The City Land Use Plan designates the area as Single Family Small Lot.

Parcel History

The parcel is currently the site of a single family home.

Staff Analysis

The applicant is asking to rezone his lot in order to be able to construct a garage. The setbacks and lot coverage in R-1 will not allow this. The R-3 District has smaller setbacks and a greater percent of lot coverage allowed (50% in R-3 as opposed to 33% in R-1).

The minimum lot size in R-1 is 65' wide and 10,000 square feet. This lot is only 50' wide and is 6837 square feet. It can meet the width for R-2 but not the square footage (7500). The other lots along Blanchard in this block are also the same size and we do not see any reason that all of them could not be changed at some point.

Staff Recommendation

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-10-2016 to rezone 1403 S. Blanchard Street, Findlay, OH from R-1 Single Family Low Density to R-3 Single Family High Density Residential.**

ENGINEERING

No Comments

FIRE PREVENTION

No Comments

STAFF RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-10-2016 to rezone 1403 S. Blanchard Street, Findlay, OH from R-1 Single Family Low Density to R-3 Single Family High Density Residential.**

DISCUSSION

Dan Clinger asked Todd Richard if the plan of the layout would come before him. He hopes we can't get a two story garage. Todd Richard replied that yes he must submit a plan for his permit and the maximum height of an accessory building is 18' at the peak from the grade.

Mr. DeArment asked if we could require them to remove the trailer and shed and replace with the garage. Mr. Clinger commented that he doesn't think the trailer and shed fall within setback requirements as they are now. He said it was his concern also that if the garage is built that those elements go away permanently. Mr. Clinger said he assumed it would exceed lot coverage. Mr. Clinger said he also was concerned about off street parking not being in the right-of-way.

Todd Richard commented that regardless of the zoning district the owner is entitled to have a utility trailer on the property as long as it meets setbacks. Mr. Clinger said he thought it needed 20' on the rear and the sides. Mr. Richard said the zoning change would change the setback to only 10' in the rear. He also said that you can have up to 900 square feet of accessory buildings on a property. He said he thinks the owner's intent is to build a 2 car garage, get some things stored and put in a paved driveway.

Richard Felkner stated that the trailer and both sheds will be removed from his property. He will then be able to pull his vehicles into the garage and the driveway.

Mayor Mihalik said that she thinks this is one of those situations where if we can help the property owner improve his situation we should be supportive of it.

Paul Schmelzer asked how many of the lots north and south of this property meet the R-1 Single Family Low Density requirement. Judy Scrimshaw stated that she knows all of the lots directly south of Mr. Felkner in that block are the same size as his. There are some larger ones in the area. Mr. Schmelzer said he fully supports the request but wonders if we should just rezone all the lots in the block rather than wait for another request to come in next month, etc. Ms. Scrimshaw stated that if Council has that option it definitely doesn't hurt anyone's property in the area. It is still single family but gives them more useable space. Mr. Schmelzer commented that if we encourage that kind of activity and we know that is probably where our map is eventually going anyway it makes sense. He suggested that maybe we should just take all the lots from 4th Street to 6th Street on the east side and rezone them.

MOTION

Paul Schmelzer moved to recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT PETITION FOR ZONING AMENDMENT #ZA-10-2016 to rezone 1403 S. Blanchard Street, Findlay, OH from R-1 Single Family Low Density to R-3 Single Family High Density Residential with the recommendation that Council examine the feasibility of rezoning all the lots on the east side on S. Blanchard Street from 4th to 6th Street to R-3.**

2nd: Dan DeArment

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

Lydia L. Mihalik
Mayor

Paul E. Schmelzer, P.E., P.S.
Service-Safety Director