

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

**Minutes**

**MEMBERS:**

Mayor Muryn  
Rob Martin  
Kerry Trombley  
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:**

Dan Stone, Bill Bostleman, Dallas Paul, Elizabeth Baldridge, Kellee Ott, Jackie Magee, Greg Cornette, Jackie Magee, Wayne Breitigam, Kim Meador, Kim Boudrie, Lou Wilin

**CALL TO ORDER**

**ROLL CALL**

The following members were present:

Mayor Muryn  
Rob Martin  
Jackie Schroeder  
Dan Clinger

**SWEARING IN**

All those planning to give testimony were sworn in by Jacob Mercer.

**APPROVAL OF MINUTES**

Mayor Muryn motioned to approve the minutes for the July 11, 2024 meeting. Rob Martin seconded. Motion approved 4-0-0.

## **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 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 Morrival 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 Morrival 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.

### **DISCUSSION**

Elizabeth Baldrige and Kellee Ott, the property owners, and Greg Cornette, the business owner were present. Ms. Ott explained that last October they installed the 4 required parking spaces. They said they ended up having to take care of their mother, who passed away in June, so further plans were put on hold. Mr. Cornette said mainly if he does any work outside, it is just outside the door. He agreed that he would comply with whatever the commission approved. He admits that it was a mistake to sandblast that day and reiterated it wouldn't happen again.

Matt Cordonnier spoke to say that HRPC has been contacted several times throughout the past few months complaining about the site. He noted that there were roll off containers that were being left on the required parking spots close to the road. They also would leave trailers in the grass area, which is required to be screened by the code. The trash dumpster is also outside

without an enclosure. HRPC staff and Erik Adkins went to the site to discuss these issues. Staff reiterated that there needed to be an enclosure for the trailers on site and for the dumpster. The final determination of the conditions being amended would have to be the CPC though.

Mayor Muryn spoke to say she is always willing to work together with property and business owners to try and maximize the utilization of their property, while also fitting in with the neighborhood. She thought that any modifications to the conditions would cause more investment into the property which wouldn't be conducive to the neighborhood long term. She was leaning toward revoking the conditional use permit.

Mr. Cornette said that the roll off dumpsters could be moved next to the building on the driveway. He said that he didn't work on them in the parking area but would move them via the forklift into the building to be worked on inside.

The Mayor opened up the discussion to the audience. The first resident, Kim Meador, said she was okay with the improvements and they preferred the fence be put up. She also suggested they park their extra vehicles in the building after hours to free up the space outside.

Dan Clinger asked where they were proposing to put the fence. Matt Cordonnier highlighted one of the peculiar things about the site is that it isn't "squared" off. After the CPC meeting last year, he reached out to the neighboring property owner, Habitat for Humanity, to see if they would swap land to make each piece rectangular in shape. At the time, the applicant property owner did not take up the offer to have this done. With that said, if the property stays the same, the fence line would go along the west property line, up to about 10 feet or so in front of the north elevation of the structure. This would require a variance to be located in front of the structure.

Mayor Muryn addressed the hours of operation. She thought that with the operations being done inside, it shouldn't be a concern that work is being done on Saturday's. She asked that he continue without the weekend hours for now, but could in the future if there isn't further issues.

Kim Boudrie spoke next. She just wanted to reiterate that she has never heard loud noise from this business. She thought it was clean and they weren't disruptive to the neighborhood. She thought he wasn't an issue for the neighborhood.

### **MOTION**

Mayor Muryn made motion to **approval 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.**

- **Create the outdoor storage space for the trailers and dumpsters**

- **Provide a parking area to accommodate 4 parking spaces. Trailers and Dumpsters are not permitted to be parked there.**
- **All loud activity must be done in an enclosed space.**
- **Add a fenced enclosure on the north/south side of the business**

**2<sup>nd</sup>: Rob Martin**

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

**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.**

## **DISCUSSION**

Dan Stone was present on behalf of the application. Like the staff commented, there is a proposal to develop the site across five or six lot lines. The State of Ohio Building Code will not allow buildings to go across property lines, so they have re-platted this to combine the lots into one large lot.

Dan Clinger asked if the lots were always separated. Dan Stone said that they used to be together, but when the IHOP came in, the previous owner wanted additional outlots around the former Lowe's building.

## **MOTION**

Mayor Muryn made motion for **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.**

**2<sup>nd</sup>: Dan Clinger**

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

**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.**

## **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**

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.**

### **DISCUSSION**

Dan Stone continued for the applicant. He said that the landscaping in front of the building wouldn't make a lot of sense because the wall is a majority glass. They've worked to place strategic landscaped islands directly against the large walk in the front of the storefronts. They would work with staff to add additional landscaping. He added that it is difficult to meet the foundation plantings for the code given the large storefronts, but that he had no concerns working with staff on the issue.

Jackie Schroeder asked if he could discuss the drainage for the site. Dan Stone said that there was a large underground stormwater basin installed with the site. It was designed to handle the entire development for stormwater management. At the time, there wasn't a requirement for sediment erosion control. They will add a series of underground sediment treatment facilities that are EPA acceptable. Ms. Schroeder asked if they had been inspected recently. Mr. Stone said he wasn't sure but he imagined that they have since there was a sinkhole about 5 years ago.

Jacob Mercer asked about the landscape square near the north side of the site. Dan Stone said it exists on site currently, but is overgrown. Rather than reconfiguring the site, they worked around it, and could work with staff to add some landscaping to the area.

Bill Bostleman from River Rock Property Group spoke briefly to say that he was excited about the project, and that he appreciated the work of staff and the Planning Commission towards making this project come to fruition. They are about 60-70% capacity with letters of intent, so hopefully they will be able to announce tenants for the site soon.

Erik Adkins asked if they had signage planned for the site. Mr. Bostleman said that they will either do a pylon or monument, whichever is allowed per the code. Mr. Adkins ran through the requirements and said he would work with them on getting the sign permits for the site.



Dallas Paul from the Harmon Group in Toledo spoke next. He represents the ownership of the vacant IHOP building. He was in support of the plans and that they would work on the reciprocal parking agreements. Mayor Muryn asked if they could take care of the giant potholes in their driveway, which Mr. Paul said he would note for the client.

Dan Clinger asked about truck traffic on site. He thought it looked tight. Mr. Stone said that the majority of the truck traffic will enter on the south side of the site, and then loop around the east side to exit after looping back around front of the building. The intent is to bring that traffic back to CR 236 rather than US Route 224.

**MOTION**

Mayor Muryn made a motion **for 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.**

**2<sup>nd</sup>: Rob Martin**

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

**4. 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.**

**DISCUSSION**

David Turk was present on behalf of his application. He did not want the property to look like a rental unit, and that he wanted it to be a family friendly rental home that looks good for the neighborhood. Mr. Martin asked him to clarify the number of duplexes. Mr. Turk said that there would be two, with one on each new lot. Mayor Muryn thought they he should consider a different color palette so they aren't identical right next to each other. Mr. Turk said that he could make that work.

Mr. Clinger asked if the driveway is large enough to park a car without blocking the sidewalk. Mr. Turk confirmed that they could. He added that the garage spaces were ten feet deep, which would accommodate one car, but that they could fit the second car in the driveway.

Jackie Schroeder asked if Mr. Kalb could discuss the curb and gutter projects in the area. Mr. Kalb said for future projects in this area, we were actually looking a little bit to the east to extend on what was already kind of planned out for building. What that will do is that's extension of the trunk line that will eventually get us over to that point. The city are a couple projects out before they run anything down Harrison Drive. We have a trunk line that extends on that is kind of built for that section. We would have to do analysis on everything to the west of that to see. They would determine if another trunk line is needed. For drainage in that area, there is some on Carlin and stuff like that with that being curb and gutter. There's a small amount in there, but as of the whole area as we've had in previous meetings. There it's not fully storm sewer through there.

Kim Meador, 1895 Jessica Drive, spoke on the project. She remembers that there used to be a moratorium on duplexes and apartments in the area due to the amount of traffic and density in the area. She thought that this project would add to the problems in the area, given the flooding issues. She was confused why it was getting rezoned. Mayor Muryn clarified that it is not rezoning, but it is a conditional use. This is a type of use that needs reviewed before they can get approval. Ms. Meador said she liked the designs, but just wished it was coming after all the public improvements were installed for the area.

Mr. Wayne Breitigam, a West Park resident for 65 years, spoke next. He thought that the infrastructure is way below other neighborhoods in the city. He thinks that this neighborhood can't handle more housing until after infrastructure is installed.

Dan Clinger asked if Mr. Kalb could speak on the drainage in the area. Mr. Kalb said it was tough because each storm is different and they can't anticipate everything that will flood during certain storm events. He noted that this neighborhood has flooding in the backyards, but it's just hard to anticipate where things will flood. Mr. Clinger asked where storm sewers are in the area. Mr. Kalb said that there is on Bliss, Carlin, and Harrison a bit. He said basically any street with a curb has it, but it is sporadic.

Mayor Muryn said she understood the frustrations from the neighborhood, the City has invested the most amount of infrastructure into this neighborhood compared to all the neighborhood in the city. While she would prefer to see single family dwellings, duplexes also make sense for this site.

Kim Boudrie, the neighbor across Harrison Avenue, spoke next. She highlighted that she has awful flooding in front of her house and in her backyard. She thought that perhaps if Mr. Turk wanted to request a variance, he should reconfigure the site to avoid it. She has concerns about her property value if the project were to be approved. Erik Adkins explained what the variance request was for the parking to be in the driveway, which is part of the required front yard. He thought the wording was confusing since it said yard. Mr. Cordonnier added he didn't like the way the rule read and thought that it would be sufficient to get the cars away from the sidewalk.

Jackie Magee, 1621 Byal Avenue, spoke next. She noted that a lot of older units were constructed without paved parking, and she didn't want parking to be in the front area. Mayor Muryn said that the code has changed over the years, so it's likely they were built prior to having a rule to require paving parking areas.

The Commission members spoke to say that while they appreciate the concerns of the neighborhood, they thought the site made sense for construction of duplexes. Ms. Schroeder added that this was in a stretch with curb, which makes it a better fit. Mr. Martin added that it's a balance, and is looking forward to the City working to increase the amount of infrastructure in the area in the future to help address these concerns.

**MOTION**

Rob Martin made a motion to approve **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**

- Receive the variance from the BZA for parking in the required front yard setback
- Get proper permits for construction

**2nd: Mayor Muryn**

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

There being no further business, Mayor Muryn adjourned the meeting.