

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday September 12, 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:

Cam Brown, Josh Slough, Dan Stone, Eric Trout,
Todd Jenkins, Alyssa Taylor, Jaime Miller, Mike Senior,
James Stevens, Joe Corron, Griffin Caldwell, Clark
Thompson, Preston Humphries

CALL TO ORDER

ROLL CALL

The following members were present:

Mayor Muryn
Rob Martin
Kerry Trombley
Jackie Schroeder
Dan Clinger

SWEARING IN

All those planning to give testimony were sworn in by Jacob Merce

APPROVAL OF MINUTES

Dan Clinger motioned to approve the minutes for the August 08, 2024 meeting with the change. Kerry Trombley seconded. Motion approved 5-0-0.

NEW ITEMS

1. 1 APPLICATION FOR ALLEY VACATION #AV-04-2024 filed by Cam Brown, 2B Investments LLC, to vacate the unimproved southern half of the first north-south alley, east of Totten Avenue between lots 4107 and 3408 of the Carnahans

Addition.

CPC STAFF

General Information

This request is located to the east of Totten Avenue, south of Sandusky Street. It is a sixteen-foot (16') wide right-of-way that measures 45 feet south from the Marathon tanks to an unimproved east-west alley. It is not located within the 100-year flood plain.

Staff Analysis

The applicant has indicated that they would like to vacate this alley so they can combine lots 4107 and 3408. If they are able to combine the lots, they will be bringing a site plan to City Planning Commission to add a structure to the site. All abutting property owners have signed the request. The site to the south would still have multiple access points into the facility even with the vacation. They primarily use Glessner Avenue, but even still could theoretically use Totten Avenue for access. Staff did not have any concerns with the request.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR ALLEY VACATION #AV-04-2024 filed by Cam Brown, 2B Investments LLC, to vacate the unimproved southern half of the first north-south alley, east of Totten Avenue between lots 4107 and 3408 of the Carnahans Addition.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends CPC recommend **approval of APPLICATION FOR ALLEY VACATION #AV-04-2024 filed by Cam Brown, 2B Investments LLC, to vacate the unimproved southern half of the first north-south alley, east of Totten Avenue between lots 4107 and 3408 of the Carnahans Addition.**

DISCUSSION

Cam Brown was present on behalf of his application. Mayor Muryn noted that this is a pretty straightforward request and did not have any concerns.

MOTION

Mayor Muryn made motion for **CPC to recommend approval of APPLICATION FOR ALLEY VACATION #AV-04-2024 filed by Cam Brown, 2B Investments LLC, to vacate the unimproved southern half of the first north-south alley, east of Totten Avenue between lots 4107 and 3408 of the Carnahans Addition.**

2nd: Rob Martin

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

2. APPLICATION FOR ALLEY VACATION #AV-05-2024 filed by Josh Slough to vacate the east-west alley between 1727 Bank Street, 500 E. Pearl Street, 1726 S. Blanchard Street and 1740 S. Blachard Street.

CPC STAFF

General Information

This request is the first east-west alley north of E. Pearl Street, west of S. Blanchard Street . It is a sixteen-foot (16') wide right-of-way that measures 243 feet in length. It is not located within the 100-year flood plain.

Staff Analysis

The applicant owns the 4 properties that abut the property. This alley is unimproved and functionally does not provide any access to properties. Many of the east-west alleys between S. Blanchard Street and Bank Street have been vacated over the years. If this were to be vacated, the applicant indicated they would split lots 4671 from 4670 and 4716 from 4717 to build some smaller homes on site. Staff had no concerns with the request.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR ALLEY VACATION #AV-05-2024 filed by Josh Slough to vacate the east-west alley between 1727 Bank Street, 500 E. Pearl Street, 1726 S. Blanchard Street and 1740 S. Blachard Street.**

ENGINEERING

- Will need to maintain an easement for the sanitary that runs N-S through the alley.

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends CPC recommend **approval of APPLICATION FOR ALLEY VACATION #AV-05-2024 filed by Josh Slough to vacate the east-west alley between 1727 Bank Street, 500 E. Pearl Street, 1726 S. Blanchard Street and 1740 S. Blachard Street.**

DISCUSSION

Josh Slough was present on behalf of his application. Dan Clinger asked if he owned all the abutting property and if it was all zoned R-3. Mr. Slough confirmed that he did own everything and that everything was zoned R-3.

MOTION

Kerry Trombley made a motion **for approval of APPLICATION FOR ALLEY VACATION #AV-05-2024 filed by Josh Slough to vacate the east-west alley between 1727 Bank Street, 500 E. Pearl Street, 1726 S. Blanchard Street and 1740 S. Blachard Street.**

2nd: Dan Clinger

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

3. APPLICATION FOR ZONING AMENDMENT #ZA-03-2024 filed by the Josh Slough, to rezone 615 Edgar Avenue from R-2 Medium Lot Residential to R-3 Small Lot Residential.

CPC STAFF

General Information

This request is located on the south side of E. Edgar Avenue, just east of the intersection with Bank Street. It is zoned R-2 Medium Lot Residential. It is in a pocket of R-2 Medium Lot Residential, but has proximity to PO Parks and Open Space with Emory Adams just to the north. It is not located within the 100-year flood plain.

Parcel History

The site was currently a residential dwelling. In the Zoning Map update, this parcel was changed from R-3 Small Lot Residential to R-2 Medium Lot Residential.

Staff Analysis

The applicant has indicated they would like to rezone this parcel back to R-3 Small Lot Residential. During the map update, it was recommended to change to R-2 Medium Lot Residential due to the size of the parcel. It is a double lot and conformed better to the R-2 standards than R-3. If the rezoning request is granted, the applicant indicated that they would like to sell the lot of the west half of the existing parcel, to develop into a duplex. Staff had no concerns about the request.

Staff Recommendation

CPC Staff recommends **approval of FOR APPLICATION FOR ZONING AMENDMENT #ZA-03-2024 filed by the Josh Slough, to rezone 615 Edgar Avenue from R-2 Medium Lot Residential to R-3 Small Lot Residential.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **CPC recommend approval of APPLICATION FOR ZONING AMENDMENT #ZA-03-2024 filed by the Josh Slough, to rezone 615 Edgar Avenue from R-2 Medium Lot Residential to R-3 Small Lot Residential.**

DISCUSSION

Josh Slough was present on his application. Mr. Clinger double checked with staff that duplexes and triplexes are a conditional use in R-3. Mr. Cordonnier confirmed they are. Mr. Clinger stated he did not support the request because they were adding an R-3 lot in the middle of an R-2 neighborhood. Mr. Cordonnier added that it's fairly common across the city and that when they did they map update, some of the lots in this small neighborhood were R-2 sized and some were R-3. He could have gone either way with this neighborhood all being R-2 or all being R-3. Kerry Trombley added he felt this could be an example of spot zoning just to allow one specific development. Mr. Cordonnier offered that he didn't think it would be considered spot zoning because they are both single family residential zoning districts, it's just one is geared toward medium sized lots and another for small lots.

Erik Adkins added that he had conversations with the former owner of the property, who expressed his opposition to rezoning to R-3. Unfortunately, they passed away before sending his comments to staff. Mr. Adkins added that the lot is 130 feet wide, so they could split it in a way for each to have 65 feet of frontage, which is well above the R-3 minimum.

Mayor Muryn summarized that given that the previous owner opposed the rezoning, it matches the surrounding neighborhood, and that it used to be R-3, the request made sense to her. If a site plan came forward in the future, they could make sure it conforms to the neighborhood. Mr. Trombley and Mr. Clinger stated their opposition was against the ability to potentially increase the neighborhood density.

MOTION

Rob Martin made a motion **for approval of APPLICATION FOR ZONING AMENDMENT #ZA-03-2024 filed by the Josh Slough, to rezone 615 Edgar Avenue from R-2 Medium Lot Residential to R-3 Small Lot Residential**

2nd: Mayor Muryn

VOTE: Yay (3) Nay (2) Abstain (0)

4. APPLICATION FOR SITE PLAN REVIEW #SP-13-2024 filed by Blanchard Valley Hospital, for reconfiguring their existing parking lot on lot 2923 of the Highland Addition, on the north side of W. Pearl Street.

CPC Staff

General Information

This request is on the north side of W. Pearl Street, north of the main hospital building. The hospital complex is zoned 0-1 Office/Institution. To the north, there is a neighborhood of R-2 Medium Lot Residential. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Office.

Parcel History

There is an existing parking lot on site.

Staff Analysis

Blanchard Valley Hospital has applied to reconfigure the parking area. This would see a shift in the location of the lot six feet to the north. They would then eliminate the east/west oriented parking medians, the existing brick wall, and the trees along the north end of the site. In their place, they would add four north/south oriented islands along the drive aisle that would have the required tree inside. They would provide 68 shrubs around the perimeter of the parking lot to meet the code. They would also provide a six-foot tall vinyl fence in the place of the deteriorating brick wall. They have also, provided six trees along the north side of the site to replace the removed trees for the construction. Staff is appreciative of the applicant's willingness to maintain the trees and fencing along the residential area to the north.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-13-2024 filed by Blanchard Valley Hospital, for reconfiguring their existing parking lot on lot 2923 of the Highland Addition, on the north side of W. Pearl Street.**

ENGINEERING

No Comment

FIRE PREVENTION

- Obtain all of the required permits for construction
- Complete all of the required inspection throughout the process

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-13- 2024 filed by Blanchard Valley Hospital, for reconfiguring their existing parking lot on lot 2923 of the Highland Addition, on the north side of W. Pearl Street.**

DISCUSSION

Todd Jenkins, from Peterman Associates, was present on behalf of the application. He said it's a pretty straightforward request. It's pretty much a direct replacement of an existing parking lot, but they had to include wider parking spots to meet the city standards. They understand the importance of maintaining screening along the north side, so they made sure to incorporate that. They will work with the City Engineer regarding the EPA requirements. They would also make sure they have the BMP's installed and work out the maintenance agreements with the city.

Dan Clinger asked if they would consider an 8-foot-tall fence because it would provide better screening than the proposed 6-foot-tall fence. Kerry Trombley said he was comfortable with them maintaining the 6-foot-tall fence since they would also maintain the 7 trees in addition to the fence. He also asked if there is enough room to maintain a grass area between the fence and property line. Mr. Jenkins said it varies between 10-15 feet and that the hospital would continue to maintain it.

Mr. Clinger also asked if they could have more islands. Mr. Jenkins said with the size increase

of the parking space sizes, they would prefer to maintain the number of spots. Mayor Muryn said she thought it would be more disruptive to the neighborhood to reduce the number, since it is an existing lot.

Mr. Clinger asked if they would only have 4 light fixtures on the poles in the lot. He said that there is a lot of light coming from the hospital, so he would like to make sure the photometric sheet is submitted.

Bill Shadle, 1708 S. Main Street, spoke next. He spoke to having issues regarding drainage into his yard after the power station was put in by the hospital. Mr. Jenkins offered to meet with Mr. Shadle to make sure they were doing what they needed to do regarding the drainage from the parking lot away from the homes.

MOTION

Mayor Muryn made a motion for **approval of APPLICATION FOR SITE PLAN REVIEW #SP-13- 2024 filed by Blanchard Valley Hospital, for reconfiguring their existing parking lot on lot 2923 of the Highland Addition, on the north side of W. Pearl Street with the following conditions:**

- **Work with engineering on drainage**
- **Submit a photometric sheet to HRPC**

2nd: Rob Martin

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

5. APPLICATION FOR FINAL PLAT #FP-07-2024 filed by Reingard Enterprises LLC, for a roadway dedication at the end of Industrial Drive.

CPC STAFF

General Information

This request is in the Tall Timbers 3rd Addition just south of County Road 212. This location is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Industrial.

Staff Analysis

This roadway dedication should have been recorded with the Final Plat for the Tall Timbers 3rd Addition, but was mistakenly left off. This would have dedicated the cul-de-sac at the end of Industrial Drive. This would allow for Lot 3 and Lot 4 to have the required frontage for the 1-1 Light Industrial District. Staff is still supportive of the request.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-03-2022 for the Tall Timbers 3rd Addition Subdivision located in part of the Northeast ¼ of Section 4, Findlay, Ohio.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-03-2022 for the Tall Timbers 3rd Addition Subdivision located in part of the Northeast ¼ of Section 4, Findlay, Ohio.**

DISCUSSION

Dan Stone was present on behalf of the application. He said that the dedication was on the final plat that went to City Council for approval, but was mistakenly crossed out the signature sheet. This would clean up this issue and get it dedicated.

MOTION

Dan Clinger made a motion **for approval of APPLICATION FOR FINAL PLAT #FP-03-2022 for the Tall Timbers 3rd Addition Subdivision located in part of the Northeast ¼ of Section 4, Findlay, Ohio.**

2nd: Kerry Trombley

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

6. APPLICATION FOR SITE PLAN REVIEW #SP-14-2024 filed by The Woodlands of Findlay Assisted Living, for a 2-story building addition to their facility at 600 Fox Run Road, which will connect the existing Wing B Birch Hollow with Wing D Dogwood Knoll and Wing F Forest Hill buildings.

CPC STAFF

General Information

This request is located on the west side of Fox Run Road, south of the intersection with Greendale Avenue. The two parcels are both zoned M-2 Multi-Family High Density. It is in an area of a mix of R-3 Small Lot Residential, O-1 Office/Institution, and CD Condominium. The west side of the site has a creek, which is in the 100-year flood plain.

Parcel History

There has been an assisted living community at this property since 1982. Originally, the facility was constructed when it was zoned "C" residential, but has been moved to the M-2 Multi-Family, High Density district to better align with the use.

Staff Analysis

The Woodlands of Findlay are proposing a new 27,628 sf addition for the site. This would

add 53 additional units to bring the total number of units at the facility to 126. This addition would be 2 stories in height and would connect the three buildings at the back of the site together. It meets the setback requirements of the district.

This would eliminate the parking lot in the rear that accommodates 40 parking spaces. To offset the loss, they have proposed that they will install 16 new parking spaces on the northern parcel. This would give them a total of 56 parking spots, down from 82. For the M-2 district, assisted living communities are required 1 parking spot per 3 units. That would account for 42 parking spaces. The rest would be designated for staff. With the reduction in spots with the increase in units, staff had concerns that there was insufficient parking available to accommodate the growth of the facility. It should also be stated that this facility has changed owners over the years. If the assisted living use were to discontinue, the facility would need to adjust it's parking provided off-street. This is because the assisted living parking standards are less strict than other uses seen in the M-2 district.

When the site was originally constructed, it did not have a site plan for approval. It was in the "C" residential district, which did not have requirements for lot coverage at the time. The existing conditions of the site are above 40% the allowed lot coverage for the M-2 District at around 45%. This expansion would further push the limit for lot coverage and would need a variance from the Findlay BZA to approve the site plan.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-14- 2024 filed by The Woodlands of Findlay Assisted Living, for a 2-story building addition to their facility at 600 Fox Run Road, which will connect the existing Wing B Birch Hollow with Wing D Dogwood Knoll and Wing F Forest Hill buildings with the following condition:**

- **Receive a variance from the Findlay BZA regarding lot coverage**

ENGINEERING

Access-

Access to the site will be from the existing parking lot that comes off of Fox Run Road.

Water Service -

Due to the configuration of the new building, the addition will be utilizing the existing domestic service from the existing structures but will be relocating the existing fire hydrant out of the building footprint.

Sanitary Service -

The site is proposing a new tap onto an existing manhole just north of the new addition.

Stormwater Management -

Due to the increase in impervious area, the site will be expanding the detention pond on the SW side of the property. The storm detention calculations have been received and adhere to the City of Findlay Standards.

MS4 Requirements -

The site will not disturb more than one (1) acre so the applicant will not need to comply with the City of Findlay's Erosion & Sediment Control Ordinance.

Recommendations:

Approval of the Site Plan:

The following permits may be required prior to construction:

- WaterTaps
 - Mainline Taps xl
- Sanitary Sewer Tap
 - Main Line Tap xl

FIRE PREVENTION

Obtain all of the required permits for construction

Complete all of the required inspection throughout the process

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-14-2024 filed by The Woodlands of Findlay Assisted Living, for a 2-story building addition to their facility at 600 Fox Run Road, which will connect the existing Wing B Birch Hollow with Wing D Dogwood Knoll and Wing F Forest Hill buildings with the following condition:**

- **Receive a variance from the Findlay BZA regarding lot coverage**
- **Receive a variance from the unit density on site**
- **Add a fence/landscaping along the southern boundary to block the neighborhood.**

DISCUSSION

Matt Cordonnier noted that there was a critical piece of information missing from the staff report. As it is right now, they are over the density for the site. The proposal for 126 units on the site would require nearly ten acres to accommodate 1 unit for every 3500 sf of site. The site itself is only five acres so it would nearly double the amount allowed.

Mayor Muryn added that she was surprised that staff was recommending approval. She wants property owners to be able to utilize their property, but it shouldn't impact the surrounding neighborhood. She felt like this was a problem for the neighborhood and would create additional issues.

Todd Jenkins, from Peterman Associates, was representing the application, along with the owner, Kyle Purdy. He thought it would make sense to recommend having the application tabled and then to skip ahead to hear concerns from the neighbors. They could then work on addressing these issues and be prepared to come back in October.

Robert Rouse, whose mother lives at 5 Hunters Gate, spoke first. He had concerns for the detention being maintained given that it was going to be expanded and brought closer to the residential neighborhood. He thought there was a lack of protection for the residents south of the site. He said that there is a lack of screening and that the landscaping is not well maintained. He would like to see an 8-foot-tall fence along that boundary.

Ben Franz, 3 Hunters Gate, spoke next. He noted that he had concerns about the addition being two stories tall rather than matching the one-story existing structures. He thought even with a fence, the light from this structure would not be adequately screened from the neighbors. He thought that more vegetation along the boundary would actually be more beneficial for screening.

Mr. Franz also echoed the staff's concerns that parking is inadequate and that he did not want to see parking on Fox Run Road given the amount of traffic this area sees next to the entrance to the subdivision.

Kerry Trombley asked the applicant for a bit more information regarding the assisted living facility and what would be in the addition. Kyle Purdy said they are a Medicaid waiver facility and got their license back in July this year. They currently have 20 residents in the facility, but they will easily fill the facility quickly given the current housing needs of the area. At peak hour, there could be 12 staff and kitchen members.

MOTION

Kerry Trombley made a motion **to table of APPLICATION FOR SITE PLAN REVIEW #SP-14-2024 filed by The Woodlands of Findlay Assisted Living, for a 2-story building addition to their facility at 600 Fox Run Road, which will connect the existing Wing B Birch Hollow with Wing D Dogwood Knoll and Wing F Forest Hill building**

2nd: Jackie Schroeder

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

7. APPLICATION FOR SITE PLAN REVIEW #SP-15-2024 filed by Somerset Plaza Inc., for a 120-unit second phase of Covington Green Apartment Complex located at 2111 Milestone Drive.

CPC STAFF

General Information

This request is at the between Milestone Drive and Bluestone Drive. The site is zoned M-2 Multi-Family High Density. To the south and east, it is zoned C-2 General Commercial. To the west it is zoned CD Condominium. To the north, it is zoned R-2 Medium Lot Residential. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Multi-Family.

Parcel History

This is the southern half of the property known as Covington Green Apartment Complex. The original apartments were approved by City Planning Commission in February 2004. The plans were approved with the condition of construction an all-weather access road to CR 236. At the time, this parcel was zoned PUD, and therefore did not have an issue with the density. In September 2018, they did receive a variance from the Findlay BZA regarding the lot coverage. They analyzed that for phase 2, they would be over the maximum lot coverage by about 5% if they included the required parking at the time. The standard at the time was 3 spaces per unit. They were granted a variance on lot coverage, which has since expired.

Staff Analysis

Somerset Plaza Inc. is proposing to implement the second phase of Covington Green Apartment Complex. This plan is the same as the original second phase plan that was submitted with the application back in February 2004. The buildings would match the existing look of the first phase. The buildings have the required foundation plantings parking lot landscaping, and meet the setbacks of the district.

With the variance that was reviewed in 2018, the applicant at the time included 87 additional parking spaces in their plans. The parking requirements have changed to 2 spaces per unit, plus 1 spot per every 5 units for visitor parking. For this 120-unit phase would require 264 spaces total. The current amount provided in the drawing is 344. If the additional parking would cause the project to go over the lot coverage, then staff would recommend that the additional parking spots be removed so that they do not require a variance.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-15-2024 filed by Somerset Plaza Inc., for a 120-unit second phase of Covington Green Apartment Complex located at 2111 Milestone Drive with the following condition:**

- **Reduce the amount of parking to 264 spots**

ENGINEERING

Access-

Stie will be accessed from the existing private roadway that was constructed as part of phase one.

Water Service -

The waterline shown on the plans was installed as part of phase one. The new water service lines will be installed for each one of the structures and will most likely have an outside meter.

Sanitary Service -

Same as the waterline, the sanitary that is shown on the plans was installed as part of the first phase. The service laterals for the structures will be installed for each of the structures.

Stormwater Management -

Since the first phase of this development was constructed prior to the updated Stormwater Detention requirements for the City of Findlay, the pond will be expanded to properly detain the correct amount of runoff to the current standards. The new detention calculations have been submitted to the Engineering Department and they comply with the current City of Findlay standards

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.

Recommendations:

Approval of the Site Plan:

The following permits may be required prior to construction:

- Water Taps
 - Service Connections x5
- Sanitary Sewer Tap
 - Service Connection x5

FIRE PREVENTION

Add 1 additional fire hydrant at the NE corner of building #7

Obtain all of the required permits for construction

Complete all of the required inspection throughout the process

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-15-2024 filed by Somerset Plaza Inc., for a 120-unit second phase of Covington Green Apartment Complex located at 2111 Milestone Drive with the following conditions:**

- **Reduce the amount of parking to 264 spots**
- **Add 1 additional fire hydrant at the NE corner of building #7**

DISCUSSION

Alyssa Taylor, from Miller Diversified, was present on behalf of the application. She said they were actually happy to reduce the parking. They would keep the parking in the red triangle area on the site plan, but eliminate the additional spaces. Matt Cordonnier added that the code does change over the years based on feedback.

Mayor Muryn asked for more information regarding the landscaping plan. Ms. Taylor said they included 32 maple trees throughout the site. For required foundation plantings, there is something like a thousand plants between sweet gum trees and reed grasses that will get the

required coverage.

Jim Stevens, from Bluestone Drive, spoke next. He said there are drainage issues on the north side of the site. Matt Cordonnier added that a neighbor, who is a local architect, had stopped in the office to look at the plans who said the same thing about drainage. Ms. Taylor said she would do a site visit with the maintenance staff to see if they could solve the issue.

Mike Senior, 2100 Bluestone Drive, spoke next. He lives at the corner of Bluestone Drive and Milestone Drive. He is not against the project, but he was concerned about traffic in the area. He wondered if Bluestone should only have parking on one side of the street since there is a fair amount of traffic.

Jaime Miller spoke next. He reiterated that Bluestone Drive has issues due to the parking on both sides of the street. Rob Martin said that this is something the Traffic Commission could address.

Mayor Muryn asked if sidewalks would be installed on the site. Mr. Kalb added that it was the same type of sidewalk you see in the first phase of the development. It connects the parking lot to the buildings.

MOTION

Mayor Muryn made a motion for approval of APPLICATION FOR SITE PLAN REVIEW #SP-15-2024 filed by Somerset Plaza Inc., for a 120-unit second phase of Covington Green Apartment Complex located at 2111 Milestone Drive with the following conditions:

- **Reduce the amount of parking to 264 spots**
- **Add 1 additional fire hydrant at the NE corner of building #7**
- **Work with engineering to address the stormwater issues**

2nd: Kerry Trombley

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

8. APPLICATION FOR FINAL PLAT #FP-08-2024 filed by Rocky Five Investments, for the replat of Lot 4 of the Findlay Village Mall Subdivision.

CPC STAFF

General Information

This request is located on the north side of Tiffin Avenue, east of Plaza Street, and west of Croy Drive. It is zoned C-2 General Commercial. To the south, east, and west is also zoned C-2. To the north is zoned R4 Duplex/Triplex. 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 last replat of the mall occurred in March 2021, which divided the mall into 5 lots.

Staff Analysis

Rocky Five Investments are proposing to subdivide the Findlay Village Mall Lot 4 into 3 new lots. Lot 8 would be the main part of the mall and parking lot on Tiffin Avenue, measuring 7.575 acres. Lot 9 would be the rear of the mall that is remaining, plus the parking lots in the rear of the site, measuring 21.064. Lot 10 is the current site of Tokyo Steakhouse that would remain, measuring about 0.212 acres in size. There is a small easement from this lot to the Michael's building on Lot 3. When it was previously platted, these offices for Michael's were not included in Lot 3, so they continue this easement with this replat.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-08-2024 filed by Rocky Five Investments, for the replat of Lot 4 of the Findlay Village Mall Subdivision.**

ENGINEERING

Engineering does not have any concerns with the final plat. Recommend Approval.

FIRE PREVENTION

No Comments

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-08-2024 filed by Rocky Five Investments, for the replat of Lot 4 of the Findlay Village Mall Subdivision.**

DISCUSSION

Eric Trout and Todd Jenkins from Peterman Associates were present on behalf of the application. Kerry Trombley asked if there were shared parking agreements. Eric Trout said that they would execute reciprocal agreements. Jacob Mercer confirmed that during the last replat, they were recorded at that time.

MOTION

Mayor Muryn made a motion for approval of APPLICATION FOR FINAL PLAT #FP-08-2024 filed by Rocky Five Investments, for the replat of Lot 4 of the Findlay Village Mall Subdivision.

2nd: Rob Martin

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

9. APPLICATION FOR SITE PLAN REVIEW #SP-16-2024 filed by Rocky Five Investments, for a new 131, 809 sf retail big box store at the Findlay Village Mall, 1800 Tiffin Avenue.

CPC STAFF

General Information

This request is located on Lot 8 of the Findlay Village Mall Subdivision. It is located on the north side of Tiffin Avenue, east of Plaza Street, and west of Croy Drive. It is zoned C-2 General Commercial. To the south, east, and west is also zoned C-2. To the north is zoned R4 Duplex/Triplex. 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 current main entrance into the mall site.

Staff Analysis

Rocky Five Investments is proposing a demolition of the existing building 188,000 sf structure on lot 8 to build a new 131 809 sf retail store for the mall site. This new retail space would bring back the front facade of the building to being closer in line with the Runnings to the east on Lot 5.

The demolition would create separation of the new retail building from the Dunham's and Michael's to the west. This would leave room for a 24-foot drive aisle and 44 additional parking spots on the west side. The newly open space in the front allows them to keep a consistent drive aisle along the front of the building with the Runnings site. They have provided 406 total parking spots for the store, which is above the minimum required 351 for the C-2 district. The second row from the east side will have some spots dedicated for the online pickup that is becoming standard for big box retail stores.

Staff has met with the applicant several times over the past few months and have been able to work through several issues regarding the site. They have shifted their entrance to the site to the west to align with the driveway across the street. They have also provided a green strip buffer to approximately match the strip that was installed with the Raising Cane's. They worked with staff regarding the drive aisle of the drive on the west side of the building to accommodate fire and engineering. They also are working with staff to consolidate signage on site, and will be on the BZA agenda for a pylon sign variance. Staff was supportive of their request due to the consolidation and the uniqueness of the project.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-16-2024 filed by Rocky Five Investments, for a new 131, 809 sf retail big box store at the Findlay Village Mall, 1800 Tiffin Avenue.**

ENGINEERING

Access-

As part of the site redevelopment the existing entrance off of Tiffin Avenue will be shifted to the west to align with the front of the new building. Along with moving the front entrance, a new drive lane and parking lot will be installed on the west side of the building.

Water Service -

With the new proposed building and truck docks some of the fire hydrants and connection locations will be relocated to accommodate for the configuration. On the backside of the building the site will be existing the existing waterline to accommodate for a new fire hydrant as well as a fire a domestic connection. For the fire and domestic lines, we will just need isolation valves after the tees, and the meter and backflow will be set up inside of the new building.

Sanitary Service -

The site is proposing to reconnect to the existing lateral.

Stormwater Management -

Due to the site not increasing 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 xl (Waterline Tap)
- Water Taps
 - o Mainline Taps x2
 - o Service Connections xl
 - o Fire Service Connection xl
- Sanitary Sewer Tap
 - o Main Line Tap xl

FIRE PREVENTION

Obtain all of the required permits for construction

Complete all of the required inspection throughout the process

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-16-2024 filed by Rocky Five Investments, for a new 131, 809 sf retail big box store at the Findlay Village Mall, 1800 Tiffin Avenue.**

DISCUSSION

Eric Trout and Todd Jenkins from Peterman Associates were present on behalf of the application. Mr. Trout reiterated it is a typical big box development. They will be adding a

parking drive between this building and Michael's to the west. There will be 12 drop off spots in the parking lot for online pickup. The buildings surrounding this development will remain.

Mayor Muryn stated that she was appreciative of the applicant to work with the city to address comments from staff regarding the plans. She likes that the drive aisles are being realigned and entrances shifted to address traffic concerns. On the whole, she was excited to see the developer try to breathe life into this mall area.

Eric Trout mentioned to the group that they had been to the County Building Inspection Board of Building Appeals and they received approval for the size and location of the building. Mr. Clinger asked why they went to that Board. Mr. Trout said they were getting approval for the spacing widths between the buildings. Between Tokyo Steakhouse, it is only 38 feet. In the back of the building, it is only 28 feet, which did not meet the required 60 feet.

Jacob Mercer asked what the plans were for remainder of the mall building on the north side. Mr. Trout said it would be sealed off, and only emergency exits being provided. The developer does not have a firm plan for it now.

Mr. Clinger asked about the fire valves and the transformer. Mr. Trout said that they would move the fire valves and that they would add a new transformer for the retail space.

Mr. Clinger asked about the storm line and the truck dock. Mr. Trout said that the storm line is existing but would be resized to get the truck docks to get the clearance. Mr. Clinger asked if they would be dropping the dock. Mr. Trout said they would be by four feet. Mr. Clinger asked what they would be doing with the existing parking lot. Mr. Trout said that would be repaved and restriped. They would work with staff to make sure there is good directional signage.

Mr. Clinger asked if landscape islands could be added to the site. Mr. Cordonnier said that the developer had discussions with staff about this. Mr. Cordonnier had advocated for those as well, however, the proposed store said that the reduction of spots would put strain on the ability for them to make the site work. They are already below their typical corporate level, so that could jeopardize the project. Jackie Schroeder noted there is a striped area on the bottom corner of the lot, she would recommend that be turned into a landscaped island.

Mr. Clinger asked what the parking would be like between the stores. Mr. Trout said that there would not be any new entrances to the stores throughout that area. It would be ideal for employee parking.

Preston Humphries, 1700 Hilton Avenue, spoke about the project. He was concerned that truck traffic on the west side of the site. He said that the north building was already being used for storage and has truck traffic. Eric Trout said that they didn't plan to revise any of the entrances on the west side of the site. Mayor Muryn said that they could have traffic commission see if there is any traffic calming measures that could be taken along Plaza Street.

MOTION

Mayor Muryn made a motion for approval of **APPLICATION FOR SITE PLAN REVIEW #SP-16-2024 filed by Rocky Five Investments, for a new 131, 809 sf retail big box store at the Findlay Village Mall, 1800 Tiffin Avenue with the condition:**

- **For the fire and domestic lines, add isolation valves after the tees, and the meter and backflow will be set up inside of the new building.**

2nd: Rob Martin

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

10. APPLICATION FOR SITE PLAN REVIEW #SP-17-2024 filed by Bucyrus Lodging, Inc. for a new 153-unit hotel, parking lot, and retention pond located on Lot 1 of the Dale Park Subdivision, located at the intersection of Mardic Drive and CR99.

CPC STAFF

General Information

This request is located on the south side of County Road 99, east of Technology Drive. The area is a mix of C-2 General Commercial and M-2 Multi-Family, High Density. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designated the parcel as Regional Commercial.

Parcel History

The site is currently vacant. The lot for this development was recently approved at the March 2024 CPC Meeting.

Staff Analysis

The applicant has proposed a 153-unit hotel for the south 4.04 acres of Lot 1 of the Dale Park Subdivision. This lot would face the proposed Mardic Drive upon its completion. The site has 158 parking spaces, which is below the minimum requirement. For hotels, the requirement is 1.1 spaces per room plus 1 spot per employee during peak shift. The rooms would need 168 parking spots plus the additional spots for employees. The parking lot meets the setbacks for the C-2 district. Staff did not see if there would be a restaurant included in the hotel. If there is one, this would require an additional 1 per 100 sf over 1,000 sf for areas used for entertainment.

The plans show that the applicant has attempted to meet the landscaping requirements. While they did not provide the number of required shrubs, 157 rather than 166, they have provided an additional five ornamental trees, which staff is supportive of the change. They have provided the required nine landscaped islands. For the parking lot landscaping, they are short 12 trees and 86 shrubs. They note that the majority of this is due to the pond on the south side of the site.

For screening it noted that this should be determined by City Planning Commission due to the multi-family development on the south side of Midwest Court. Given that the lot in between this property and the housing development is small, and there is no time table on how quickly it will develop, staff would like to see Level 2 option 2 screening included on the south side. Level 2 option 2 is five canopy trees, five evergreen trees, and ten shrubs per one hundred

lineal feet (100') of contiguous boundary.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-17-2024 filed by Bucyrus Lodging, Inc. for a new 153-unit hotel, parking lot, and retention pond located on Lot 1 of the Dale Park Subdivision, located at the intersection of Mardic Drive and CR 99 with the following conditions:**

- **Add the required 12 trees and 86 shrubs to the site; add Level 2 option 2 screening to the south side of the site**
- **Increase the parking to meet the parking standard**

ENGINEERING

Access-

The site will be accessed by two new drives coming off of Mardic Drive. As part of the site construction there will be a 4 ft wide sidewalk installed on the west side of Mardic Drive.

Water Service -

The site is proposing two new services to come off of the new waterline that is located on the west side of Mardic Drive. The site is only proposing a fire and domestic line, but if an irrigation line is needed that line will need to be a separate tap.

Sanitary Service -

The site is proposing a mainline tap on the sanitary line that is located on the east side Mardic Drive.

Stormwater Management-

The site is proposing a new detention pond on the south side of the site to account for the stormwater of the new development. The storm detention calculations have been received and adhere to the City of Findlay Standards.

MS4 Requirements -

The site is located within the City Limits and the site will disturb more than one (I) acre so the applicant will need to comply with the City of Findlay's Erosion & Sediment Control Ordinance.

Recommendations:

Approval of the Site Plan:

The following permits may be required prior to construction:

- Drive Permit x2
- Sidewalk Permit xi
- Water Taps
 - Service Connections xI
 - Fire Service Connection xl
- Sanitary Sewer Tap
 - Main Line Tap xl
- Storm Sewer Tap
 - Mainline Tap x1

FIRE PREVENTION

- Obtain all of the required permits for construction
- Complete all of the required inspection throughout the process

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-17-2024 filed by Bucyrus Lodging, Inc. for a new 153-unit hotel, parking lot, and retention pond located on Lot 1 of the Dale Park Subdivision, located at the intersection of Mardic Drive and CR 99 with the following conditions:**

- **Add the required 12 trees and 86 shrubs to the site; add Level 2 option 2 screening to the south side of the site**
- **Increase the parking to meet the parking standard**

DISCUSSION

Dan Stone was present on behalf of the application. They will comply with the perimeter landscaping. They will investigate if they need to get a variance for the number of parking spaces. For the level 2 screening, he thought that was a bit of overkill. There is a lot in between this site and the intersection with Midwest Court. Then the residential development is set back a way off the road and doesn't face that direction. It's close to 350 feet away from the development. Matt Cordonnier said that the code does not specifically require that level of screening and they are flexible to meet in the middle.

Kerry Trombley asked to confirm that there was not a fence around the pond, which Mr. Stone said no. Mr. Clinger asked if the pond has capacity for the rest of the site. Mr. Stone said it does not and that any development would need their own. Mr. Clinger wondered if the small lot was big enough to develop. Mr. Stone said they looked at it, and it could support something like a restaurant.

Mayor Muryn said that she was supportive of the project and was happy that they had worked with staff on the layout that works for the whole area. The City needs additional hotel capacity and this helps address that.

Rob Martin stated this is the first development for a whole area. He wanted to make sure that the sidewalks would be installed as things get developed. Mr. Stone said that they would have sidewalk on their side of the roadway, and that they would eventually have a 10 feet wide multi-use path to tie into CR 99.

MOTION

Mayor Muryn made a motion for **approval of APPLICATION FOR SITE PLAN REVIEW #SP-17-2024 filed by Bucyrus Lodging, Inc. for a new 153-unit hotel, parking lot, and retention pond located on Lot 1 of the Dale Park Subdivision, located at the intersection of Mardic Drive and CR 99 with the following conditions:**

- **Add the required 12 trees and 86 shrubs to the site; add Level 2 option 2 screening to the south side of the site**
- **Increase the parking to meet the parking standard**

2nd: Rob Martin

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

11. APPLICATION FOR SITE PLAN REVIEW #SP-18-2024 filed by Mardic Investments Inc. for a new 374-unit townhome/apartment residential development located south of the future expansion of Midwest Court, on Lot 11 of the Findlay Commerce Park and the vacant land directly east.

CPC STAFF

General Information

This request is to the east of Technology Drive, south of Midwest Court. It is zoned M-2 Multi-Family High Density. To the west, it is zoned C-2 General Commercial. To the south, it is zoned Office and Condo. It is not located within a 100-year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

The site is vacant. There was an original proposal for the site that was approved by City Planning Commission at the May 2022 meeting. The application was approved with the following conditions:

- **Submit the landscaping plan for HRPC review and approval (HRPC).**
- **Add connections between the sidewalks to allow better walkability on site (HRPC).**
- **Consultant to work with Engineering Department on relocating the waterline and adding additional valves (ENGINEERING).**
- **Clarification of the water/sewer billing, is a meter needed for each building or each living quarters (ENGINEERING).**

Staff Analysis

This project has shifted in scale since the May 2022 CPC Meeting. The apartments area on the east side has been shifted to the west, and the single-family townhome option has been removed from the plans. This reduces the lot coverage down to 18.2% of the full site. The M-2 maximum lot coverage is 40%. All buildings meet setback, height, and separation requirements for M-2.

They have indicated that they will be providing 847 parking spaces throughout the development. This would exceed the required 823 spaces of the M-2 District. Landscaping for foundation plantings, perimeter landscaping, and parking landscaping meets or exceeds the standards for the M-2 district.

One of the conditions in the original plans regarded adding sidewalks to allow better walkability. They have added extensive five-foot-wide concrete walks from the parking areas to their associated buildings. Staff would like to see these walks connected to better serve the walkability of the site.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-18-2024 filed by Mardic Investments Inc. for a new 374-unit townhome/apartment residential development located south of the future expansion of Midwest Court, on Lot 11 of the Findlay Commerce Park and the vacant land directly east with the following condition:**

- **Add connections between the sidewalks to allow better walkability on site (HRPC).**

ENGINEERING

Access-

As part of the development of the whole area, Midwest Court will be extended to the east, providing an access point along the new roadway. Along with the access point off of Midwest Court, there will be an additional drive located south of Midwest Court giving access to and from Wellness Way. Within the site itself there are multiple roadways that lead to the various buildings.

Water Service -

The proposed plans are showing the waterlines to be a public system, with a 1.5-inch service line for each of the structures. With the proposed design, the water meters will be on the outside of the structures, but if a meter is desired for each living quarter the Engineering Department will work with the consultant to find a final design.

Sanitary Service -

The proposed sanitary system will be a private system within the development. There will be one mainline tap for the system that will come off of separate manholes located on the south side of Midwest Court.

Stormwater Management -

Calculations were submitted as part of the application and the proposed detention report complies with the City of Findlay Standards. The stormwater will be detained by four onsite detention ponds.

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:

Conditional Approval of the Site Plan

- Clarification of the water/sewer billing, is a meter needed for each building or each living quarters.

The following permits may be required prior to construction:

- Drive Permit x2
- WaterTaps
 - Mainline Taps x2
 - Service Connections x29

- Sanitary Sewer Tap
 - o Main Line Tap xl
 - o Service Connection x29
- Storm Sewer Tap Permit xl
- Sidewalk Permit xl

FIRE PREVENTION

- Obtain all of the required permits for construction
- Complete all of the required inspection throughout the process

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-18-2024 filed by Mardic Investments Inc. for a new 374-unit townhome/apartment residential development located south of the future expansion of Midwest Court, on Lot 11 of the Findlay Commerce Park and the vacant land directly east with the following conditions:**

- **Add connections between the sidewalks to allow better walkability on site (HRPC).**
- **Clarification of the water/sewer billing, is a meter needed for each building or each living quarters (Engineering)**

DISCUSSION

Dan Stone was present again on behalf of the application. He reiterated that Midwest Court would be extended to make a connection with the newly installed Mardic Drive to provide better site connectivity. Other than that, they have worked to comply with everything else. For the water services, they would continue to work with the City Engineer’s Office. The sidewalks have been something they would like to address alongside staff to come up with an acceptable plan. They show some sidewalks but would need to work with staff to come up with a more complete plan to connect to the wider community.

Dan Clinger asked what the lighting plan looked like. Griffin Caldwell from Casto Development reiterated that there would be lighting on the buildings as well as in the parking lot.

Jackie Schroeder asked if there would be phasing. Mr. Caldwell said the first phase would be 230 units, but after that, they wanted to see how the rest of the northern part of the area developed before adding an additional 144 units.

Mayor Muryn reiterated her support for the project. She did ask that the developer consider variation of architecture or color between buildings. This would add to the overall value of the site.

MOTION

Mayor Muryn made a motion **for approval of APPLICATION FOR SITE PLAN REVIEW #SP-18-2024 filed by Mardic Investments Inc. for a new 374-unit townhome/apartment residential development located south of the future expansion of Midwest Court, on Lot 11 of the Findlay Commerce Park and the vacant land directly east with the following conditions:**

- **Add connections between the sidewalks to allow better walkability on site (HRPC).**
- **Clarification of the water/sewer billing, is a meter needed for each building or each living quarters (Engineering)**

2nd: Rob Martin

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

12. 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

- Need a fire inspection prior to opening

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**
- **Need a fire inspection prior to opening**

DISCUSSION

Jacob Mercer started discussion by stating that they met with the applicant after the packets were sent out. He said that they were willing to remove the restriction on the business hours. They would like to consider a restriction to six vehicles in the rear parking lot rather than it being enclosed. This is to ensure proper maneuverability off the lot. They would also place a restriction on to not allow outdoor storage, since it is not enclosed. Mayor Muryn asked if staff had received any complaints from the neighbors. Mr. Mercer said that he had, and that most of the comments were that it did not fit in the residential neighborhood. One neighbor submitted photos of oil pans in the grass lawn strewn around.

Mayor Muryn asked for clarification with a re-establishment of a non-conforming use, could it be revoked like a conditional use. Matt Cordonnier said he did not believe so. After CPC, it would actually go through City Council Planning & Zoning Committee, which is not the same process as a conditional use. Mayor Muryn asked if they could put conditions on it. Matt Cordonnier said most things can have conditions applied.

Joe Corron was present on behalf of the application. He started just by stating that when Rooster Roofing moved into the building prior, he thought that the use was grandfathered with the property. He still is unclear why this even needed to be reviewed. Eric Adkins spoke to say that after the original business closed, it was left empty for over 2 years, which causes the site to lose its grandfathered status. Either the non-conformity has to be re-established or they need to meet the zoning. He also explained that this is a heavy automobile repair business, which is a higher intense use than the Rooster Roofing use.

Mayor Muryn asked what could be done to the site to help clean it up. Mr. Corron said they can replace the fence along the back of the site, which has been in disrepair. They do not have any plans to expand the parking lot.

Clark Thompson, 430 Garfield Avenue, spoke next. He says the business is very quiet and they are nice people. He agreed that the fence looks bad and needed to be replaced. He also wanted to see the sidewalk repaired, since it has deteriorated so extensively it makes it hard to walk on.

Mr. Clinger asked for clarification on what is inside the building. Mr. Corron said it was a small 12x12' office and then a body shop area that was built back in the 1940's.

Mr. Trombley wished that this could be a rezone since it was a commercial building, zoned residential. It's been a commercial building for 60 years, so it would make sense to rezone and then ask for a conditional use. It doesn't help today, but it would be a better solution. Mr. Adkins noted that they originally talked about rezoning, but the quicker solution was to go this path. Re-establishing would be a quicker path forward since the rezoning would take several months to get done.

MOTION

Mayor Murn made a motion **for 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:**

- **All work be done in the enclosed space**
- **Need a fire inspection prior to opening**
- **Re-do the sidewalk, and replace the fence**

2nd: Jackie Schroeder

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

With there being no further business, Rob Martin adjourned the meeting.