

**Committee Members:**

- Brian Bauman, Ward 5 – Committee Chair
- Dan DeArment, Ward 4
- Dennis Hellmann, Ward 2
- Jim Niemeyer, Ward 6
- Grant Russel, at large

**Staff:**

- Eric Adkins, Zoning Supervisor
- Matt Cordonnier, HRPC Director
- Don Rasmussen, Law Director
- Jacob Mercer, HRPC
- Jeremy Kalb, City Engineer

Meeting Start Time: 12:00 PM

Meeting End Time: 1:03 PM GLESSNER

Guests: AHMAD KHALIL - 1700 WESTERN AVENUE  
TODD JENKINS - PETERMAN ASSOC.  
BOSCO ~~THOMPSON~~ JUSENG IMANG

**Agenda:**

Call to Order

Roll Call

Approval of Minutes

New Items

1. 1700 Western Avenue zoning
2. 0 Glessner Avenue zoning
3. cannabis dispensary zoning

Adjournment

  
\_\_\_\_\_  
Brian Bauman, Planning & Zoning Committee Chair

# COMMITTEE REPORT

## THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

The **PLANNING & ZONING COMMITTEE** to whom was referred a request from Mohammad Khalil to rezone 1700 Western Avenue from I1 Light Industrial to C2 General Commercial.

We recommend

*& TO APPROVE APPROVAL OF THE APPLICANTS REQUEST TO REZONE 1700 WESTERN AVE FROM I1 LIGHT INDUSTRIAL TO C2 GENERAL COMMERCIAL*

PUBLIC HEARING:

Aye  Nay *Brian Bauman*  
Brian Bauman, Chairman

Aye  Nay *Dan DeArment*  
Dan DeArment

Aye  Nay *Dennis Hellmann*  
Dennis Hellmann

Aye  Nay *Jim Niemeyer*  
Jim Niemeyer

Aye  Nay *Grant Russel*  
Grant Russel

**PLANNING & ZONING COMMITTEE**

LEGISLATION: \_\_\_\_\_

DATED: October 10, 2024

*SECOND*

*MOTION*

# COMMITTEE REPORT

## THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

The **PLANNING & ZONING COMMITTEE** to whom was referred a request from Paul Taschler to rezone 0 Glessner Avenue (parcel no. 560001008484) from I1 Light Industrial to CD Condominium.

We recommend

TO APPROVE AS REQUESTED. —  
REZONE OF 0 GLESSNER AVE FROM  
I1 LIGHT INDUSTRIAL TO CD CONDO.

PUBLIC HEARING:

Aye  Nay Brian Bauman **SECOND**  
Brian Bauman, Chairman

Aye  Nay Dan DeArment **MOTION**  
Dan DeArment

Aye  Nay Dennis Hellmann  
Dennis Hellmann

Aye  Nay Jim Niemeyer  
Jim Niemeyer

Aye  Nay Grant Russel  
Grant Russel

**PLANNING & ZONING COMMITTEE**

LEGISLATION: \_\_\_\_\_

DATED: October 10, 2024

**COMMITTEE REPORT**

**THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO**

The **PLANNING & ZONING COMMITTEE** to whom was referred a request to continue September 12, 2024 discussions on cannabis dispensary zoning.

We recommend

*[\* To CONTINUE DISCUSSION.] - [C2 ZONING.]*  
*DEVELOP*  
*• OVERLAY MAPS OF DISTANCE FROM PRIMARY, OR SECONDARY SCHOOL, DAYCARE, PARK OR CHURCH*  
*[CONTINUE DISCUSSION ON DISTANCE.]*  
*~~TO BE DISCUSSED AT~~ (TRENTON, TIFIN, 99, W. MAIN CROSS, CI 75)*  
*USING 500-1000 FT RADII'S FROM RESTRICTED INSTITUTIONS.*

PUBLIC HEARING:

Aye  Nay *Brian Bauman*  
Brian Bauman, Chairman

Aye  Nay *Dan DeArment* *SECOND*  
Dan DeArment

Aye  Nay *Dennis Hellmann*  
Dennis Hellmann

Aye  Nay *Jim Niemeyer*  
Jim Niemeyer

Aye  Nay *Grant Russel* *MOTION*  
Grant Russel

**PLANNING & ZONING COMMITTEE**

**LEGISLATION:** \_\_\_\_\_

**DATED:** October 10, 2024

**1135.03 CONDITIONAL USE.**

In addition to other requirements found in this Ordinance, uses stated below may be permitted or denied depending upon how well they can address various site issues.

**A. Sports & Recreational Facilities**

**B. Bars, Night Clubs, Taverns**

**C. Funeral Services**

**D. Outdoor Sale of Building Materials**

**E. Drive-Thru Beverage Stores**

**F. Contractor Equipment, Rental, & Supplies**

**G. Car Washes**

**H. Drive Thru Lanes/Windows** 72 | Page

**I. Parking Garages**

**J. Off Premise Signs**

**K. RV Sales**

**L. Major Auto Repair**

**M. Borrow Pits**

**N. Mixed Use Commercial/ Residential**

**O. Electric Vehicle Charging Station**

**I. Cannabis Dispensary (Medicinal/Recreational)**

**1) Shall not be placed within 1500 feet of a lot that contains a primary or secondary school, daycare, park or church.**

**2) No more than “X” Cannabis Dispensaries shall be located within the City of Findlay Corporation Limits.**

**1141.03 CONDITIONAL USES.**

**A. Sales areas or showrooms for products manufactured on-site.**

Sales area not to exceed forty-percent (40%) of the primary structure.

**B. Adult Entertainment Establishments / Adult Entertainment Uses**

(Chapter 1164 Adult Entertainment Establishment/Adult)

**C. Outdoor drive-in movie theaters.**

**D. Any additional less intensive, non-objectionable uses which are subject to Planning Commission review.**

**E. Electric Vehicle Charging Station**

**F. Refuse Transfer Station & Recycling Centers**

**G. Cannabis Operations**

**1) Includes growing, processing, and distribution**

**2) Excludes retail sales**