

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT November 14, 2024

CITY PLANNING COMMISSION MEMBERS

Mayor Christina Muryn, Chairman
Rob Martin, Service-Safety Director
Jackie Schroeder
Kerry Trombley
Dan Clinger

Matt Cordonnier, HRPC Director
Jacob Mercer, HRPC Staff
Kevin Shenise, Fire Inspector
Jeremy Kalb, P.E., City Engineer
Don Rasmussen, Law Director
Erik Adkins, Flood Plain/Zoning Supervisor

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
November 14, 2024 – 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

OLD ITEMS

1. APPLICATION FOR CONDITIONAL USE #CU-12-2024 filed by Richard Binner to establish a triplex on the vacant lot west of 615 Edgar Avenue.

NEW ITEMS

1. APPLICATION FOR SITE PLAN REVIEW #SP-13-2024 filed by Cam Brown, 2B Investements LLC, to construct 12,800 sf of contractor storage buildings at the southeast corner of Totten Avenue on lots 4107 and 3408 of the Carnahan Addition.
2. APPLICATION FOR FINAL PLAT #FP-09-2024 filed by RGL Trenton Findlay LLC, to replat lots 2-4 of the Benroth Subdivision with Lot 5 of Independence Square Subdivision into a single lot.
3. APPLICATION FOR ALLEY VACATION #AV-06-2024 filed by the Hancock County Commissioners to vacate the eastern 200 lineal feet of the east/west alley between S. Croy Street and the north/south alley between W. Main Cross Street and Crawford Street.

ADMINISTRATIVE APPROVALS

ADJOURNMENT

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday, November 14, 2024– 9:00 a.m.

COMMENTS

OLD ITEMS

- 1. APPLICATION FOR CONDITIONAL USE #CU-12-2024 filed by Richard Binner to establish a triplex on the vacant lot west of 615 Edgar Avenue.**

CPC STAFF

This request is located on the south side of E. Edgar Avenue, just east of the intersection with Bank Street. It is currently 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 part of 615 Edgar Avenue. It is a double lot and is in the process of being split. At the September 12, 2024 CPC Meeting, this property was recommended to rezone from R-2 Medium Lot Residential to R-3 Small Lot Residential.

Staff Analysis

The applicant has indicated they would like to construct a triplex on the site. Triplexes are a conditional use in the R-3 Small Lot Residential District. The applicant submitted a floor plan which shows the floor space for each unit is 977 sf. This meets the minimum floor space for a dwelling unit.

Since last month, they have updated the drawing to address staff concerns. First, they shifted the front of the building to align with the average front setback of the neighboring houses. Instead of the driveway access going the length of the site, they will be utilizing the alley to the east. This will lead them to a parking area in the rear that can accommodate the six required parking spots. They did request for two spaces to be left in front as additional parking.

From the parking area, there is a new sidewalk that will stretch the length of the structure. It will wrap to the front to a front door in the first unit. The second and third units will still enter from the east façade. To address issues, they have added some arborvitae trees along the east property line. Staff was appreciative of the applicant's updates and effort to address concerns.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-12-2024 filed by Richard Binner to establish a triplex on the vacant lot west of 615 Edgar Avenue with the following conditions:**

- **Complete the rezone to R-3 Small Lot Residential**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

CPC Staff recommends approval of APPLICATION FOR CONDITIONAL USE #CU-12-2024 filed by Richard Binner to establish a triplex on the vacant lot west of 615 Edgar Avenue with the following conditions:

- Complete the rezone to R-3 Small Lot Residential

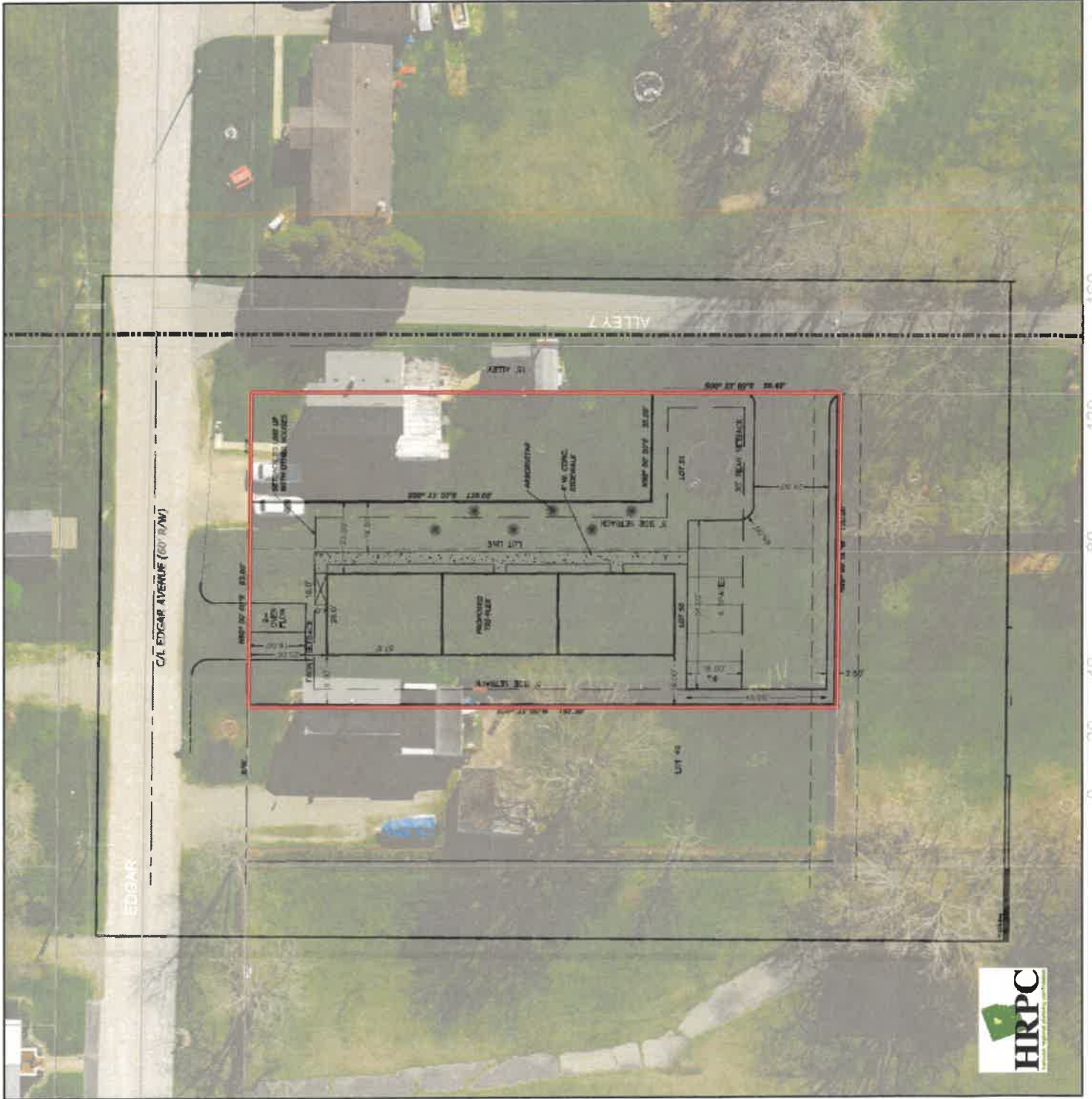
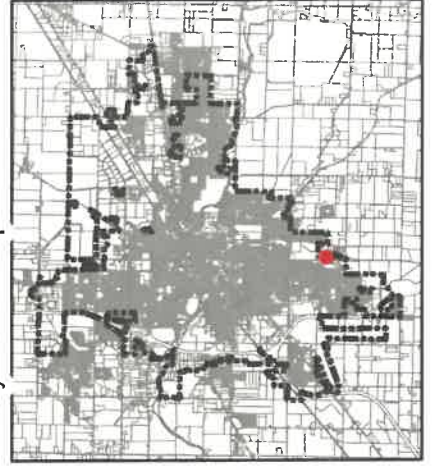
CU-12-2024

APPLICATION FOR
CONDITIONAL USE
filed by Richard Binner to
establish a triplex on the
vacant lot west of
615 Edgar Avenue.

Legend

- Parcels
- 615 Edgar Avenue
- Road Centerline

Findlay Locator Map

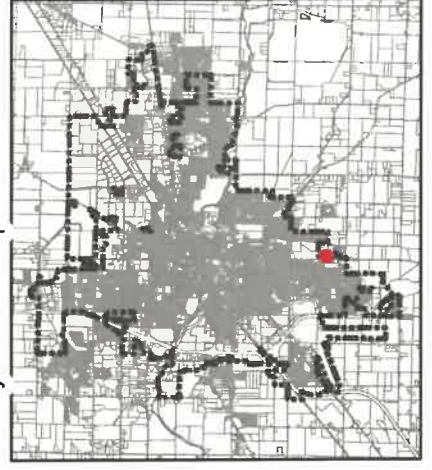


CU-12-2024

APPLICATION FOR
CONDITIONAL USE
filed by Richard Binner to
establish a triplex on the
vacant lot west of
615 Edgar Avenue.

Legend	
[]	Parcels
[]	615 Edgar Avenue
[]	Road Centerline
[]	Large Lot Residential, R-1
[]	Medium Lot Residential, R-2
[]	Small Lot Residential, R-3
[]	Duplex/Triplex, R-4
[]	Local Commercial, C-1
[]	General Commercial, C-2
[]	Downtown Commercial, C-3
[]	Office/Institution, O-1
[]	Light Industrial, I-1
[]	Heavy Industrial, I-2
[]	Condominium, CD
[]	Multi-Family, Low Density, M-1
[]	Multi-Family, High Density, M-2
[]	Parks and Open Space, PO
[]	Mobile Home, MH
[]	MultizonedParcels
[]	<all other values>
[]	ZONING_NEW
[]	M2
[]	R3
[]	R4

Findlay Locator Map



NEW ITEMS

- 1. APPLICATION FOR SITE PLAN REVIEW #SP-13-2024 filed by Cam Brown, 2B Investements LLC, to construct 12,800 sf of contractor storage buildings at the southeast corner of Totten Avenue on lots 4107 and 3408 of the Carnahan Addition.**

General Information

This request is located to the east of Totten Avenue, south of Sandusky Street. It is zoned I-1 Light Industrial. To the south is zoned I-2 Heavy Industrial. Along Sandusky Street to the north, is mostly R-3 Small Lot Residential. It is not located within the 100-year flood plain.

Parcel History

The site is currently vacant. In September 2024, there was a 16-foot unimproved alley that was vacated between lot 4107 of the Joy Addition, and lot 3408 of the Carnahan's Addition.

Staff Analysis

The applicant is requesting to construct 12,800 sf of contractor storage buildings on the property. This would be done in two phases. Phase 1 would create a 200'x40' building with 8 bay doors on the north elevation of the building. This building would be pushed about as far to the south as possible to be least impactful to the residential to the north. The second building would be a 120' x 40' building to the north of the drive that is created on the site. The building would meet the setbacks and height requirement of the I-1 district.

On the north side of the site, there will be a 6-foot-tall vinyl fence that will run from the substation to the east property line. Drainage will be located on the north side of the site in a swale. Given the size and location, landscaping on the north would be difficult to provide, so the fence is an acceptable substitute. On the east side of the site, they are proposing a row of 13 pines. Given this is abutting industrial zoning, staff is supportive of this improvement.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-13-2024 filed by Cam Brown, 2B Investements LLC, to construct 12,800 sf of contractor storage buildings at the southeast corner of Totten Avenue on lots 4107 and 3408 of the Carnahan Addition.**

ENGINEERING

Access –

Access to the site will be from a new drive coming off of Totten Avenue.

Water Service –

No proposed water service.

Sanitary Service –

No proposed sanitary sewer service

Stormwater Management –

Due to the increase in impervious area, the site will be installing a new detention pond on the northside of the site. Currently the area sheet flows to the north east so the new pond will accommodate for the

impervious area as well as the current flow. The storm detention calculations have been received and adhere to the City of Findlay Standards.

MS4 Requirements –

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. An erosion and sediment control plan has been submitted as part of the plans

Recommendations:

Approval of the Site Plan:

The following permits may be required prior to construction:

- Driveway Permit x1
- Storm Sewer Tap
 - Main Line Tap x1

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends CPC recommend approval of **APPLICATION FOR SITE PLAN REVIEW #SP-13-2024 filed by Cam Brown, 2B Investements LLC, to construct 12,800 sf of contractor storage buildings at the southeast corner of Totten Avenue on lots 4107 and 3408 of the Carnahan Addition.**

SP-13-2024

APPLICATION FOR
SITE PLAN REVIEW
filed by Cam Brown,
2B Investments LLC, to
construct 12,800 sf of contractor
storage buildings at the southeast
corner of Totten Avenue on lots
4107 and 3408 of the
Carnahan Addition.

Legend



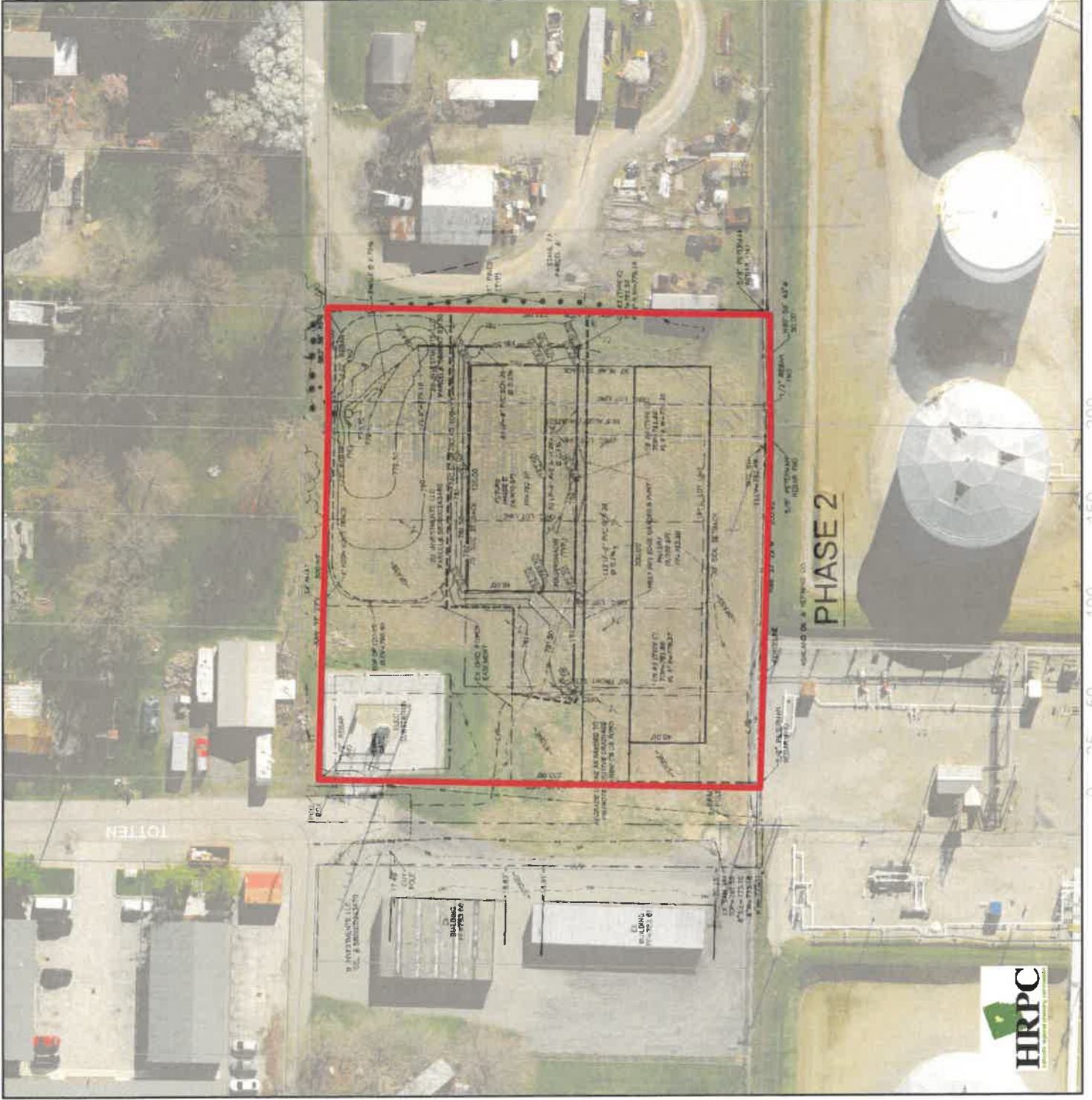
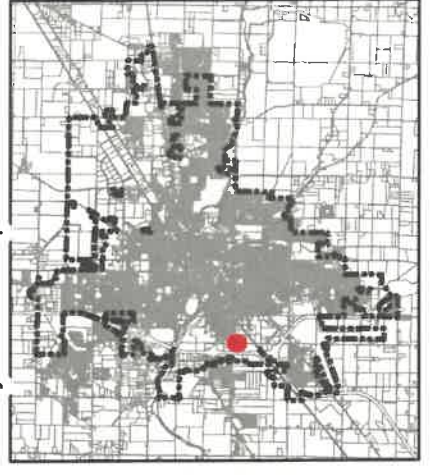
Totten Storage Site



Parcels_Merged

Road Centerline

Findlay Locator Map

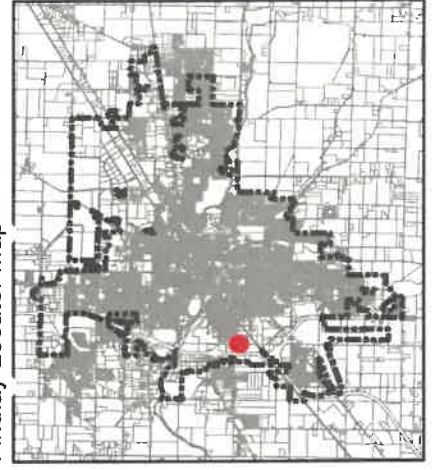


SP-13-2024

APPLICATION FOR
SITE PLAN REVIEW
filed by Cam Brown,
2B Investments LLC, to
construct 12,800 sf of contractor
storage buildings at the southeast
corner of Totten Avenue on lots
4107 and 3408 of the
Carnahan Addition.

- Legend**
- Urban Storage Site
 - Parcels_Merged
 - Road Centerline
 - Large Lot Residential, R-1
 - Medium Lot Residential, R-2
 - Small Lot Residential, R-3
 - Duplex/Triplex, R-4
 - Local Commercial, C-1
 - General Commercial, C-2
 - Downtown Commercial, C-3
 - Office/Institution, O-1
 - Light Industrial, I-1
 - Heavy Industrial, I-2
 - Condominium, CD
 - Multi-Family, Low Density, M-1
 - Multi-Family, High Density, M-2
 - Parks and Open Space, PO
 - Mobile Home, MH
 - Multi-zoned Parcels
 - all other values
 - ZONING_NEW
 - M2
 - R3
 - R4

Findlay Locator Map



2. APPLICATION FOR FINAL PLAT #FP-09-2024 filed by RGL Trenton Findlay LLC, to replat lots 2-4 of the Benroth Subdivision with Lot 5 of Independence Square Subdivision into a single lot.

General Information

This request is on the south side of W. Trenton Avenue, to the west of Independence Square. The Benroth Subdivision are 5 lots stretching along W. Trenton Avenue. The Independence Square subdivision is just to the south, including the Trenton Avenue Wal-Mart location. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

These lots are currently vacant.

Staff Analysis

The applicant owns lots 2-4 of the Benroth Subdivision, as well as Lot 5 of Independence Square Subdivision. They would like to replat all the lots into a single lot, so that they can develop the site. They indicated a site plan would be submitted after the lots were combined. Staff had no concerns with the request.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-09-2024 filed by RGL Trenton Findlay LLC, to replat lots 2-4 of the Benroth Subdivision with Lot 5 of Independence Square Subdivision into a single lot.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-09-2024 filed by RGL Trenton Findlay LLC, to replat lots 2-4 of the Benroth Subdivision with Lot 5 of Independence Square Subdivision into a single lot.**

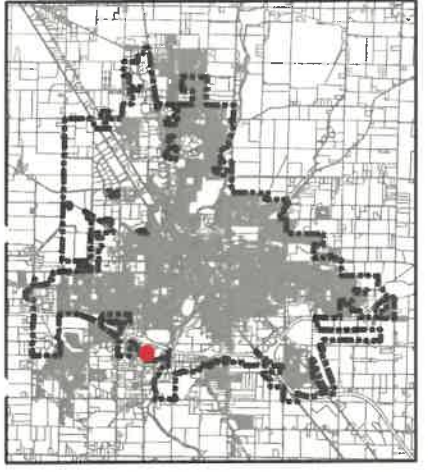
FP-09-2024

APPLICATION FOR
FINAL PLAT
filed by RGL Trenton Findlay LLC,
to replat lots 2-4 of the
Benroth Subdivision with
Lot 5 of Independence Square
Subdivision into a single lot.

Legend

- FP092024
- Corp-Limits
- Parcels
- Road Centerline

Findlay Locator Map



FP-09-2024

APPLICATION FOR FINAL PLAT

filed by RGL Trenton Findlay LLC,
to replat lots 2-4 of the
Benroth Subdivision with
Lot 5 of Independence Square
Subdivision into a single lot.

Legend

- FP092024
- Corp Limits
- Parcels
- Road Centerline
- Large Lot Residential, R-1
- Medium Lot Residential, R-2
- Small Lot Residential, R-3
- Duplex/Triplex, R-4
- Local Commercial, C-1
- General Commercial, C-2
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- Office/Institution, O-1
- Light Industrial, I-1
- Heavy Industrial, I-2
- Condominium, CD
- Multi-Family, Low Density, M-1
- Multi-Family, High Density, M-2
- Parks and Open Space, P-O
- Mobile Home, MH
- Multizoned Parcels
- <all other values>
- ZONING_NEW
- M2
- R3
- R4

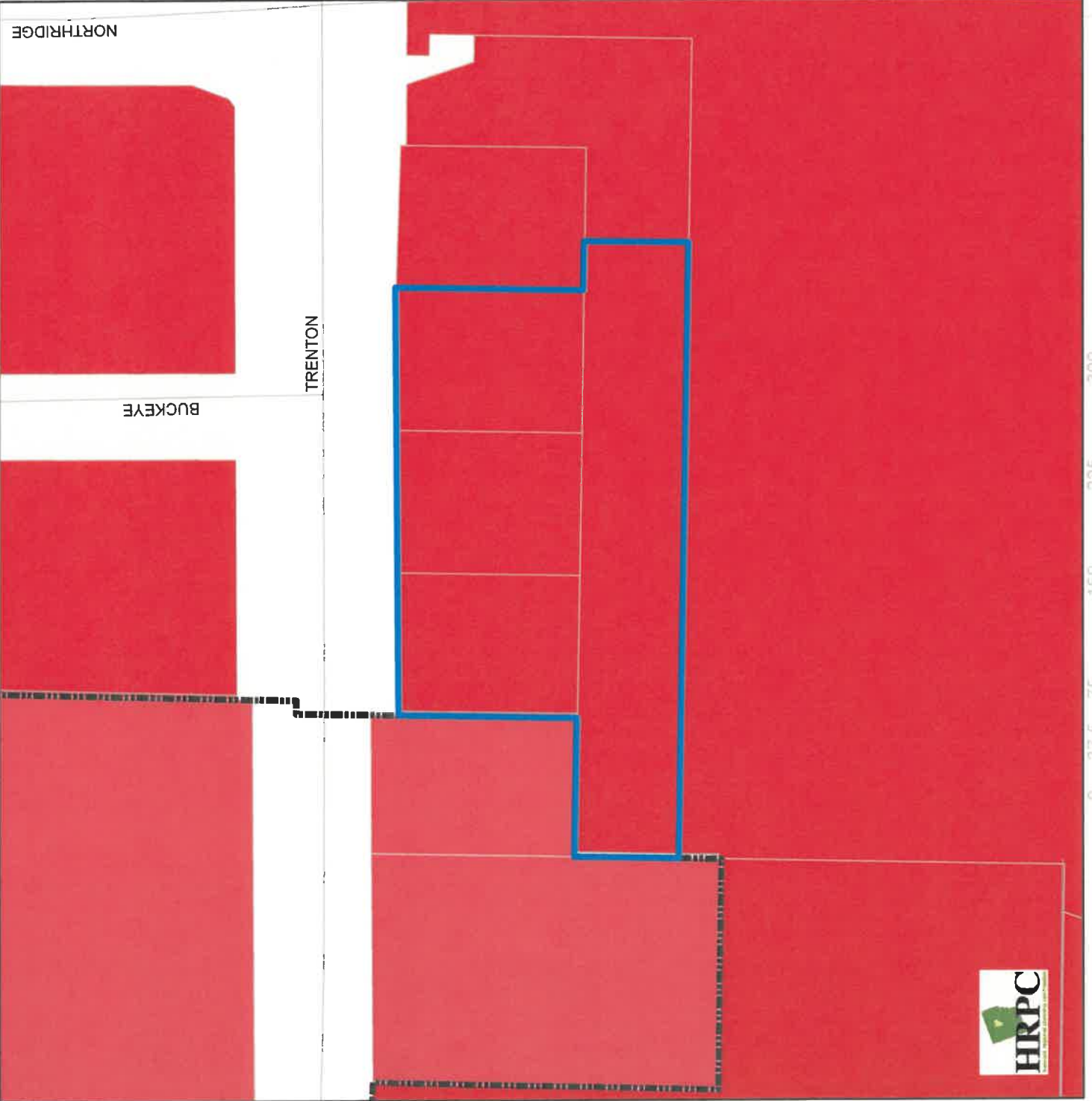
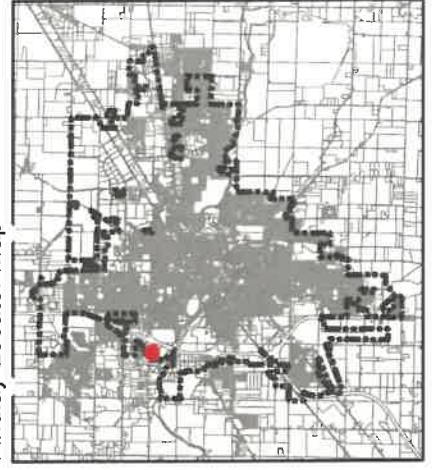
Legend

Liberty Township Zoning

Zoning

- A-1 - Agriculture
- R-1 - One Family
- R-2 - One Family
- RT - Two Family
- RM-1 - Multiple Family
- LB - Local Business
- B-1 - Community Business
- B-2 - General Business
- I-1 - Light Industrial
- I-2 - General Industrial

Findlay Locator Map



3. APPLICATION FOR ALLEY VACATION #AV-06-2024 filed by the Hancock County Commissioners to vacate the eastern 200 lineal feet of the east/west alley between S. Croy Street and the north/south alley between W. Main Cross Street and Crawford Street.

General Information

This request is the eastern 200 lineal feet of the east/west alley between S. Croy Street and the north/south alley between W. Main Cross Street and Crawford Street. It is located between the Hancock County Jail and the new Judicial Center on W. Main Cross Street.

Staff Analysis

The Hancock County Commissioner's have requested a vacation for this stretch of the alley. On the west half of this alley, is the Findlay Post Office mailboxes. The north/south alley it intersects is one way to the south toward Crawford Street. With the elimination of this alley, traffic would be forced south, and then back west to West Street as a result.

The Commissioners request this alley vacation in order to enhance the security of the rear portion of the building and the vehicles to be parked in that interior lot. The Commissioners are considering, if the vacation is granted, the installation of a moveable Barrier, possibly a sliding or lifting gate, to further limit access to the rear of the new building.

It is also anticipated that the parking spaces outside the security fence, on the north side of the current alley, would largely be used by the Hancock County Sheriff's Office, or other County vehicles, and vacation of the alley would further the efficiency and safety of personnel accessing those vehicles.

Finally, they anticipate Sheriff's deputies having to escort individuals between the Justice Center and the new Judicial Center. Vacating this portion of the alley would further the safety and security of those transfers and the people involved in them.

Staff called the Post Office to see if they had any concerns with the request. Their vehicles leave via the S. West Street exit behind the building, so their traffic does not utilize the alley. Having the north/south access for parking would be unimpacted by the vacation.

ENGINEERING

- Does not Recommend approval.
 - There are a number of utilities in the area that would still cause the whole alley to be an easement for the utilities
 - That alley is heavily used by vehicles that are using the drop off boxes for the Post Office. At the intersection most of the vehicles will continue to travel east towards Cory Street. Make the 90 degree turn to the south is difficult for larger vehicles.

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **denial of APPLICATION FOR ALLEY VACATION #AV-06-2024 filed by the Hancock County Commissioners to vacate the eastern 200 lineal feet of the east/west alley between S. Croy Street and the north/south alley between W. Main Cross Street and Crawford Street.**

AV-06-2024

APPLICATION FOR
ALLEY VACATION
filed by the Hancock County
Commissioners to vacate the
eastern 200 linear feet of the
east/west alley between
S. Croy Street and the
north/south alley between
W. Main Cross Street and
Crawford Street.

Legend



AV062024



Parcels



Road Centerline

Findlay Locator Map

