

# City of Findlay City Planning Commission

Thursday, July 20, 2017 - 9:00 AM  
Municipal Building, Council Chambers

## Minutes

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

**MEMBERS PRESENT:** Lydia Mihalik  
Brian Thomas  
Jackie Schroeder  
Dan Clinger

**STAFF ATTENDING:** Matt Cordonnier, HRPC Director  
Jeremy Kalb, Engineering Project Manager  
Todd Richard, Zoning Inspector  
Don Rasmussen, Law Director

**GUESTS:** Lou Wilin, Greg Burke, Phil Rooney, Tony Scanlon, Tom Shindledecker, Jim Koehler

### CALL TO ORDER

### ROLL CALL

The following members were present:

Brian Thomas  
Jackie Schroeder  
Dan Clinger  
Mayor Mihalik (arrived late)

### SWEARING IN

All those planning to give testimony were sworn in by Matt Cordonnier.

### APPROVAL OF MINUTES

Jackie Schroeder made a motion to approve the minutes of the June 8, 2017 meeting. Dan Clinger seconded. Motion to accept carried 3-0-0.

## NEW ITEMS

**1. PETITION FOR ZONING AMENDMENT #ZA-04-2017 filed to rezone 301 & 305 W. Front Street and 210 S. West Street from C-2 General Commercial to C-3 Downtown Business District.**

### HRPC

#### **General Information**

This request is located on the southwest corner of S. West Street and W. Front Street. The location is zoned C-2 General Commercial. Lots to the north, south and west are also zoned C-2. To the east is zoned C-3 Downtown Commercial. It is located within the 100-year flood plain. The City Land Use Plan designates the site as Small Lot Residential.

#### **Parcel History**

Site of a vacant church building, a two-family residential structure and a single family home.

#### **Staff Analysis**

The applicant is requesting to rezone the parcels to C-3 Downtown Commercial in order to develop the site for multi-family residential use.

The Marathon Center for Performing Arts is located to the east of the site. To the south is a vacant bank building and directly west is a three-family residential structure. Directly north are a couple of single-family homes and a building with a mix of office and residential uses.

W. Front Street is a mix of single family, multi-family, office and retail uses from Main Street west to the railroad tracks. C-2 zoning runs all the way down the north side and part of the south side and is not suitable for the area. C-1 Local Commercial and C-3 Downtown Commercial are much more appropriate for the area.

With the resurgence of downtown as a desirable place to live, we foresee more residential options developing in these areas in the near future.

#### **Staff Recommendation**

**HRPC Staff recommends that FCPC recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-04-2017 to rezone 301 & 305 W. Front Street and 210 S. West Street from C-2 General Commercial to C-3 Downtown Business District.**

### ENGINEERING

No comments

### FIRE PREVENTION

No Comments

### STAFF RECOMMENDATION.

**Staff recommends that FCPC recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-04-2017 to rezone 301 & 305 W. Front Street and 210 S. West Street from C-2 General Commercial to C-3 Downtown Business District.**

## **DISCUSSION**

Dan Clinger asked if Multi-Family is a conditional use in the C-3 District. Mr. Cordonnier replied that it is.

Mr. Clinger asked the applicant if they intended to rehab the existing facility or demolition of the site. Tony Scanlon replied that they intended to demolish the structures and construct high-end townhouse type units. He stated that it would go along with the downtown revitalization. They could be made to look old but be very modern. They would not use any of the existing structures. Mr. Clinger asked if they had a number of proposed units. Mr. Scanlon replied that it could be up to eight units. Mr. Clinger asked if there would be room for sufficient parking. Mr. Scanlon said he believes that C-3 relieves some of the parking requirements but that they intend to try to comply with Multi-Family standards.

Mayor Mihalik said that one thing that we tend to find particularly with these residential developments is that we are keenly aware of the parking. This is part of the proforma of what they want to do. She reminded the members that this is just a zoning request, not a site plan.

## **MOTION**

Dan Clinger made a motion **to recommend to Findlay City Council approval of PETITION FOR ZONING AMENDMENT #ZA-04-2017 filed to rezone 301 & 305 W. Front Street and 210 S. West Street from C-2 General Commercial to C-3 Downtown Business District.**

**2<sup>nd</sup>:** Jackie Schroeder

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

## **2. APPLICATION TO REESTABLISH A NON-CONFORMING USE #NC-02-2017 for 719 Tiffin Avenue. The applicants wish to use the site for professional offices.**

### **HRPC**

#### **General Information**

This request is located on the south side of Tiffin Avenue just west of Central Avenue. The lot is zoned R-3 Single Family Small Lot. All surrounding lots are zoned R-3 also. It is not located within the 100-year flood plain. The City Land Use Plan designates the site as Single Family Small Lot.

#### **Parcel History**

This location has housed such uses as real estate office, mortgage broker offices, dentist office, and dental instructional school.

#### **Staff Analysis**

This area was zoned C Residential by the old zoning map and code. When the zoning was changed and it became R-3, this location was still being used as an office. The use could continue as non-conforming as long as it was occupied by an office.

The dental practice ceased operation and after two years of vacancy the property converted back to only allowing any use listed as permitted in the R-3 district.

The owners would like to reestablish its non-conforming status to permit office use once again. The site does provide some off street parking in the rear that is accessible from an existing drive from Tiffin Avenue. The entire back yard is paved and there are currently five striped parking spaces along the east side. There is space near the rear of the house that could accommodate a couple of additional spaces.

### **Staff Recommendation**

HRPC Staff recommends **that FCPC recommend approval to Findlay City Council to reestablish the nonconforming use for professional office at 719 Tiffin Avenue.**

### **ENGINEERING**

No Comment

### **FIRE PREVENTION**

No Comments

### **STAFF RECOMMENDATION**

Staff recommends **that FCPC recommend approval to Findlay City Council to reestablish the nonconforming use for professional office at 719 Tiffin Avenue.**

### **DISCUSSION**

Dan Clinger noted the parking requirements for an office. Matt Cordonnier noted that had the use not stopped for the 2-year period, this would still be an office location. Mr. Clinger asked if Wood County would have to review the use again. He said that one issue would be that the handicap ramp would be in compliance. Mr. Clinger asked if they had any idea what the square footage of the building was. Phil Rooney replied that according to the tax card, the house is around 1500 square feet total. Mr. Clinger asked if the second floor is used. Mr. Rooney said he did not know for sure if the new owner would use this or not. Mr. Cordonnier stated that the five parking spaces would meet the requirement for the square footage.

### **MOTION**

Dan Clinger made a motion **to recommend approval to Findlay City Council to reestablish the nonconforming use for professional office at 719 Tiffin Avenue.**

**2<sup>nd</sup>:** Brian Thomas

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

### **3. APPLICATION TO REESTABLISH A NON-CONFORMING USE #NC-03-2017 for 801 S. Main Street. The applicants wish to use the site for a medical use.**

### **HRPC**

#### **General Information**

This request is located at the southeast corner of S. Main Street and E. Lima Street. It is zoned R-1 Single Family Large Lot. Parcels to the south, east and west are also zoned R-1. To the north is zoned C-2 General Commercial. It is not within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Downtown.

### **Parcel History**

This building has historically been the location of many medical offices as well as apartments. These uses were in existence even prior to zoning.

### **Staff Analysis**

The applicant wishes to reestablish the nonconforming medical aspect of the building specifically for an ultra sound facility.

There is a paved parking area on the east side of the building. No spaces are striped but it would appear to have space for at least 10 parking spaces.

Directly across Lima Street to the north is a dry cleaning business. Across Main Street to the west is a church. Immediately south is a dental practice and another office building.

Staff does not see any reason why this use would not be compatible with the current neighborhood.

**HRPC Staff recommends that FCPC recommend approval to Findlay City Council to reestablish a nonconforming use for a medical practice at 801 S. Main Street.**

### **ENGINEERING**

No Comment

### **FIRE PREVENTION**

No Comments

### **STAFF RECOMMENDATION**

**Staff recommends that FCPC recommend approval to Findlay City Council to reestablish a nonconforming use for a medical practice at 801 S. Main Street.**

### **DISCUSSION**

Dan Clinger stated that it is a large building. He asked if apartments here are still in use or any offices. The applicant is not present to answer this. Mr. Clinger asked if a site plan would be required. Matt Cordonnier replied no. He said it is important to note the history of commercial and office uses in the past here going back prior to zoning existing. Mr. Clinger said he has no problem with the Conditional Use, but if there are apartments, are we providing enough parking for the site.

Brian Thomas stated that based on the past uses and history of the site he could recommend approval.

### **MOTION**

**Brian Thomas made a motion to recommend approval to Findlay City Council to reestablish the nonconforming use for professional office at 801 S. Main Street.**

**2<sup>nd</sup>:** Mayor Mihalik

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

**4. ALLEY/STREET VACATION PETITION #AV-04-2017 filed to vacate the first north/south alley west of S. Main Street running north from Highland Avenue and the first east/west alley north of Highland Avenue running west from S. Main Street.**

**HRPC**

**General Information**

The alleys in this request are located in the block at the northwest corner of S. Main Street and Highland Avenue. The area is zoned O-1 Institutions and Offices with a Medical Overlay. It is not within the 100-year flood plain. The City Land Use Plan designates the area as Medical.

**Parcel History**

A site plan for a new parking lot in this area was reviewed and approved by FCPC at the June 8, 2017 meeting.

**Staff Analysis**

The site plan for the Hospital parking lot, which was approved last month, indicated that these alleys would be vacated. The new parking lot will extend into the current public right of way of these alleys. It was a condition of approval to vacate them.

All land abutting these alleys is owned by the Blanchard Valley Regional Health Center and the Hancock County Commissioners. Both owners have signed the petition.

**ENGINEERING**

No Comment

**FIRE PREVENTION**

No Comment

**STAFF RECOMMENDATION**

Staff recommends that FCPC recommend approval to Findlay City Council of **ALLEY/STREET VACATION PETITION #AV-04-2017** filed to vacate the first north/south alley west of S. Main Street running north from Highland Avenue and the first east/west alley north of Highland Avenue running west from S. Main Street.

**DISCUSSION**

None

**MOTION**

Jackie Schroeder made a motion to recommend approval to Findlay City Council of **ALLEY/STREET VACATION PETITION #AV-04-2017** filed to vacate the first north/south alley west of S. Main Street running north from Highland Avenue and the first east/west alley north of Highland Avenue running west from S. Main Street.

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

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

## **5. APPLICATION FOR FINAL PLAT # FP-04-2017 for Spring Lake 1<sup>st</sup> Addition Replat.**

### **HRPC**

#### **General Information**

This request is located off the east side of TR 77 and off the dead end of Penrose Drive in Spring Lake 1<sup>st</sup> Addition. It is zoned R-1 Single Family Large Lot. Parcels to the south and west are also zoned R-1. To the north is zoned R-3 Single Family Small Lot and to the east is zoned R-1 One Family in Liberty Township. It is not within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Medium Lot.

#### **Parcel History**

This area was platted with multiple streets and small lots as part of the Spring Lake Subdivision.

#### **Staff Analysis**

The applicant wishes to vacate the existing rights-of-way and lots and replat the area into four (4) large lots varying in size from approximately 2.4 to 3.9 acres.

A cul-de-sac will be constructed on the north end of Penrose Drive to serve Lots 1 and 2. Lots 3 and 4 will be accessed from TR 77. TR 77 is a secondary thoroughfare on the Hancock County Thoroughfare Plan map. The City of Findlay Subdivision Regulations require Marginal Access drives on Secondary as well as Major Thoroughfares. Because the road frontage is only 180' total, a Marginal Access Drive is not feasible. Driveway permits must be obtained from the County Engineer's Office because the road is not in the City limits. The County Access Management Regulations require spacing between drive accesses on a secondary thoroughfare of 360 feet. The developer should file for a variance on the driveways here prior to filing the plat. A shared driveway would probably be the best solution.

A Secondary Thoroughfare requires 80' of right of way. The current road has 30' from the centerline. An additional 10' of right of way needs to be dedicated on TR 77. The dedication of right of way plat shall be submitted to the County for acceptance.

Lots within subdivisions are subject to a maximum depth to width ratio of 3 to 1. Planning Commission will need to grant a variance on that requirement if they will accept the lots as drawn. Lot 2 is under the maximum.

HRPC Staff recommends that **FCPC approve APPLICATION FOR FINAL PLAT # FP-04-2017 for Spring Lake 1<sup>st</sup> Addition Replat subject to the following conditions:**

- **A variance granted for the spacing of driveways onto TR 77 per Hancock County (**
- **Dedication of an additional 10' of right-of-way along TR 77**
- **A variance granted by FCPC on the maximum depth to width ratio of 3 to 1**

### **ENGINEERING**

Construction drawings were received, and there are some minor comments that will be addressed with the consultant.

### **FIRE PREVENTION**

No Comments

**STAFF RECOMMENDATION**

Staff recommends approval of APPLICATION FOR FINAL PLAT # FP-04-2017 for Spring Lake 1<sup>st</sup> Addition Replat subject to the following conditions:

- A variance granted for the spacing of driveways onto TR 77 per Hancock County (HRPC)
- Dedication of an additional 10’ of right-of-way along TR 77 (HRPC)
- A variance granted by FCPC on the maximum depth to width ratio of 3 to 1 (HRPC)

**DISCUSSION**

Jeremy Kalb commented that he had received the construction drawings for the cul-de-sac. There are some minor changes that they are working on with the consultant.

Brian Thomas stated that with Planning Commission approving this, he wanted again to reiterate that the sanitary sewer out there is not the City’s. It is Eagle Creek Utility Company and we cannot give permission to tie into that. He said he knows they are aware of this, but just wanted to mention so everyone is aware of it. Dan Clinger asked if they have to tie in. Mr. Stone replied that based on the lot sizes they can apply for well and septic. He said there have been a lot of issues with the sanitary sewer in that area over the years. Mr. Stone said that is one of the reasons they are going with the larger lots. He said there is still a lot of discussion about whether they can or cannot pull sanitary taps there.

Matt Cordonnier noted that if a motion is made, there is a variance required for exceeding the 3 to 1 ratio.

**MOTION**

Dan Clinger made a motion to approve APPLICATION FOR FINAL PLAT # FP-04-2017 for Spring Lake 1<sup>st</sup> Addition Replat, granting the variance on the depth to width ratio and subject to the following conditions:

- A variance granted for the spacing of driveways onto TR 77 per Hancock County (HRPC)
- Dedication of an additional 10’ of right-of-way along TR 77 (HRPC)
- A variance granted by FCPC on the maximum depth to width ratio of 3 to 1 (HRPC)

2<sup>nd</sup>: Mayor Mihalik

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

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Lydia L. Mihalik  
Mayor

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Brian Thomas, P.E., P.S.  
Service Director