

# FINDLAY CITY PLANNING COMMISSION



## STAFF REPORT December 14, 2017

### CITY PLANNING COMMISSION MEMBERS

Mayor Lydia L. Mihalik, Chairman  
Service Director, Brian Thomas, P.E., P.S.  
Jackie Schroeder  
Dan DeArment  
Dan Clinger

Matt Cordonnier, HRPC Director  
Judy Scrimshaw, HRPC Staff  
Matt Pickett, Fire Inspector  
Jeremy Kalb, Engineering Project Manager  
Don Rasmussen, Law Director  
Todd Richard, Zoning Inspector

# City of Findlay City Planning Commission

Thursday, December 14, 2017 - 9:00 AM

## COMMENTS

### NEW ITEMS

**1. APPLICATION FOR SPECIAL USE/HOME OCCUPATION #CU-04-2017 filed by Chelsea Lowe, 100 Northcliff Drive, Findlay for a dog grooming shop.**

### HRPC

#### **General Information**

This request is located on the northwest corner of Northcliff Drive and North Main Street, Findlay OH. It is zoned R-1 Single Family Low Density Residential. Parcels to the north, south, and west are also zoned R-1. To the east is zoned R-1 and I-1 Light Industrial. It is not located in the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Large Lot.

#### **Parcel History**

This is the site of a single-family home.

#### **Staff Analysis**

The applicant is requesting to operate a pet grooming business from her residence. Home Occupations are a Conditional Use in the R-1 District requiring City Planning Commission Approval.

The City Zoning Code defines a Home Occupation as: Any use conducted entirely within a dwelling and participated in solely by members of the family residing therein, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof and in connection with which there is no commodity sold upon the premises except that which is produced thereon, and provided, however, in no event shall an animal hospital be construed as a home occupation.

Section 1161.15 C under CONDITIONAL USE REQUIREMENTS has conditions, which may be imposed by CPC for approval of Home Occupations. #3 states that the garage is not considered as part of the home to be used for home occupations. #4 states that there are to be no additional or separate exterior entrances to the dwelling specifically used for the purpose of conducting business or to accommodate the home occupation. The plan submitted is using the garage as the site of the business and it appears that one garage door is being eliminated and an entry door is being added in its place specifically for the business.

While Staff does not have issue with the use of the attached garage we do feel that it is a change

in the character of the residential appearance once a garage door is removed and a new entry door is installed and sets that section apart as something different. The intent of Home Occupations is to remain virtually invisible in the overall residential aesthetics of the neighborhood.

#### **Staff Recommendation**

HRPC Staff recommends **denial** of **APPLICATION FOR SPECIAL USE/HOME OCCUPATION #CU-04-2017** filed by **Chelsea Lowe, 100 Northcliff Drive, Findlay** for a **dog grooming shop**.

#### **ENGINEERING**

Would like a little bit more information on sanitary sewer for the shop. Will dogs be washed in the shop; how will the feces be taken care of? If dogs are washed in the shop, is the drain tied into the sanitary sewer, and how is dog hair being kept out of the sanitary sewer?

Dog feces break down different than human, so dog feces cannot be released into the sanitary sewers.

Recommendations: Denial without additional information given for sanitary outlets and containing dog hair and feces.

#### **FIRE PREVENTION**

No Comment

#### **STAFF RECOMMENDATION.**

Staff recommends **denial** of **APPLICATION FOR SPECIAL USE/HOME OCCUPATION #CU-04-2017** filed by **Chelsea Lowe, 100 Northcliff Drive, Findlay** for a **dog grooming shop** due to:

- **Potential change of character of the residence. (HRPC)**
- **Lack of necessary information regarding sanitary outlets and containing dog hair and feces (ENG)**

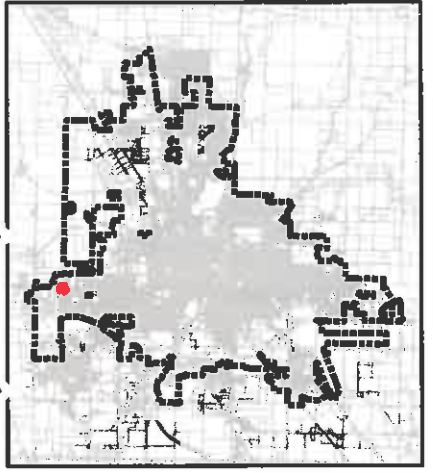
# CU-04-2017

APPLICATION FOR  
SPECIAL USE/HOME  
OCCUPATION filed by  
Chelsea Lowe for a dog  
grooming shop.

## Legend

-  100 Northcliff Drive
-  Road Centerline
-  Parcels






















Findlay Locator Map



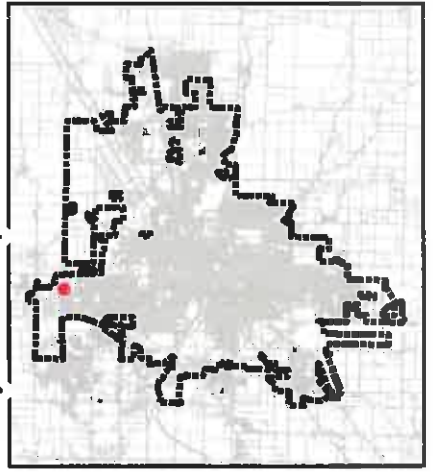
# CU-04-2017

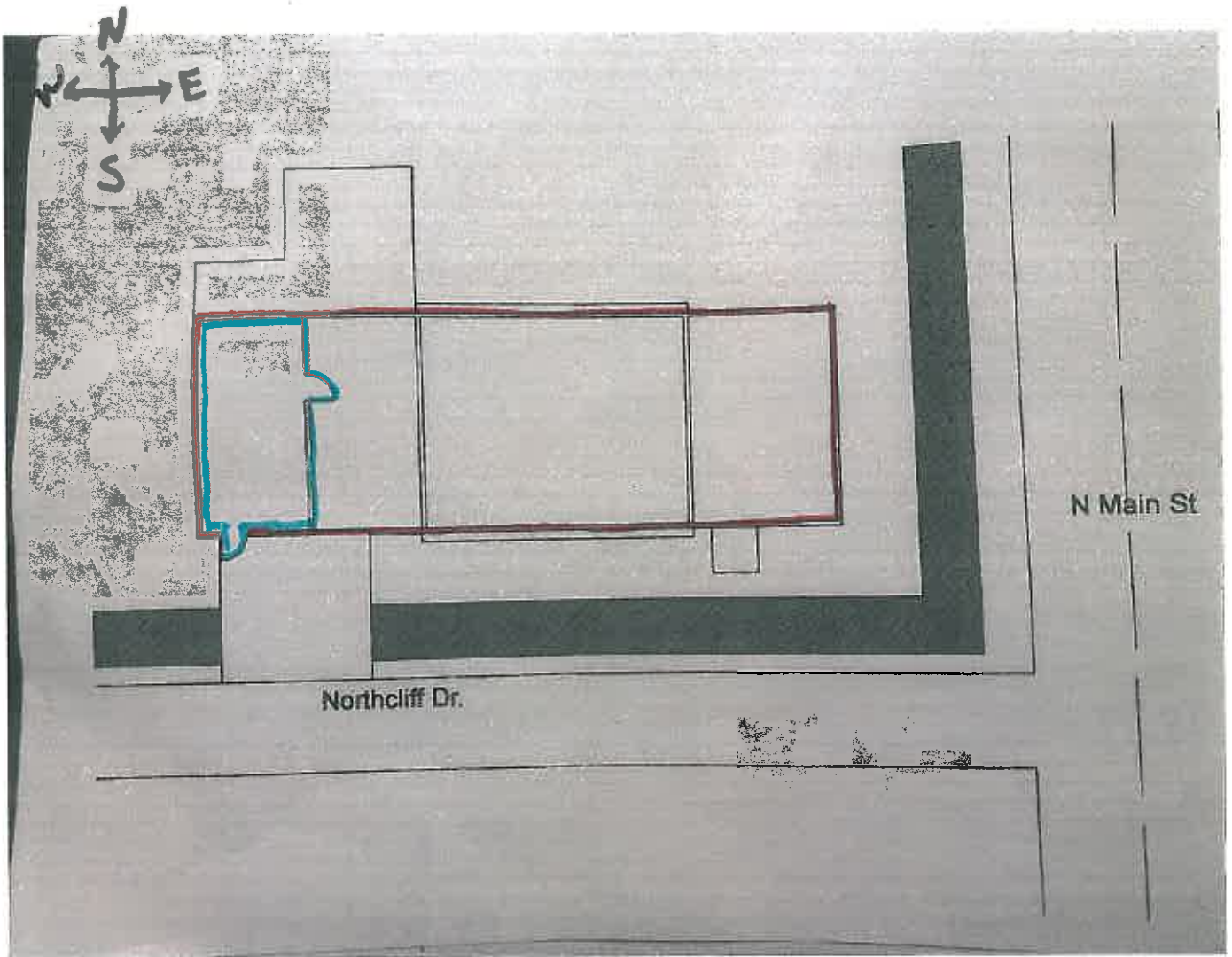
APPLICATION FOR  
SPECIAL USE/HOME  
OCCUPATION filed by  
Chelsea Lowe for a dog  
grooming shop.

### Legend

-  100 Northcliff Drive
-  Findlay City
-  Parcels
- Zoning District**
-  R1 - Single Family, Low Density
-  R2 - Single Family, Medium Density
-  R3 - Single Family, High Density
-  R4 - Two Family, High Density
-  C1 - Local Commercial District
-  C2 - General Commercial District
-  C3 - Downtown Commercial District
-  O1 - Institutions and Offices
-  M1 - Multiple-Family District, Medium Density
-  M2 - Multiple-Family District, High Density
-  MH - Mobile Home District
-  CD - Condominium District
-  I1 - Light Industrial
-  I2 - General Industrial
-  PO - Parks and Open Space
-  PMUD - Planned Mixed Use Development
-  Medical Overlay
-  University Overlay

Findlay Locator Map





■ Existing structure

■ Proposed occupation Area

**2. ALLEY/STREET VACATION PETITION #AV-08-2017 filed to vacate the unimproved portion of 6<sup>th</sup> Street east of Strong Avenue and west of old Dunham Avenue.**

**HRPC**

**General Information**

This request is located east of the intersection of 6<sup>th</sup> Street and Blanchard Avenue. The area is zoned R-2 Single Family Medium Density. It is not located within the 100-year flood plain. The City Land Use Plan designates the area as Single Family Medium Lot.

**Parcel History**

None

**Staff Analysis**

The applicant is requesting to vacate the 60' wide unimproved right-of-way of 6<sup>th</sup> Street between Strong Avenue and the unimproved right-of-way of Dunham Avenue.

All abutting owners have signed the petition.

**Staff Recommendation**

HRPC Staff recommends **that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-08-2017 filed to vacate the unimproved portion of 6<sup>th</sup> Street east of Strong Avenue and west of old Dunham Avenue.**

**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-08-2017 filed to vacate the unimproved portion of 6<sup>th</sup> Street east of Strong Avenue and west of old Dunham Avenue.**

# AV-08-2017

**ALLEY/STREET  
VACATION PETITION**  
filed to vacate the unimproved  
portion of 6th Street east  
of Strong Avenue and west of  
old Dunham Avenue.

## Legend

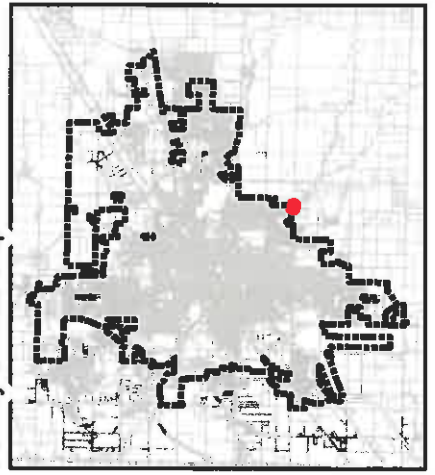


AV-18-2017

Road Centerline

Parcels

Findlay Locator Map



(2)





**3. PETITION FOR ZONING AMENDMENT #ZA-07-2017 filed by Roger D Altman, 632 Davis St., Findlay to rezone Lots 7937, 7036 and 7935 in the Swing Addition from R-2 Single Family Medium Density to R-4 Duplex/Triplex.**

**General Information**

This request is located on the north side of Davis St. east of Fox Street. It is zoned R-2 Single Family Medium Density. All surrounding properties are also zoned R-2. It is not located within the 100-year flood plain. The City Land Use Plan designates the area as Single Family Small Lot.

**Parcel History**

A house and garage sit on two of the lots and the third is vacant.

**Staff Analysis**

The applicant is requesting to rezone these three (3) lots to R-4 Duplex/Triplex. The potential buyer would like to be able to construct a duplex on each of the individual lots.

The majority of the homes in this general area are owner occupied. There are a few rentals but these appear to still be single-family residences.

Because the Land Use Plan designates Single Family and the homes surrounding are still single family uses, HRPC Staff does not see a good reason to recommend changing a few lots to R-4 Duplex/Triplex.

**Staff Recommendation**

**HRPC Staff recommends that FCPC recommend denial of PETITION FOR ZONING AMENDMENT #ZA-07-2017 to rezone Lots 7937, 7036 and 7935 in the Swing Addition from R-2 Single Family Medium Density to R-4 Duplex/Triplex.**

**ENGINEERING**

If a new duplex is developed, how is storm water being contained? Swing Ave. currently does not have storm sewer running through that area. If hard pavement is placed, how is water going to be kept off nearby properties?

Recommendations: Denial of the zoning amendment, due to lack of information on how storm water will be managed if a new duplex and parking lots are developed.

**FIRE PREVENTION**

No Comment

**STAFF RECOMMENDATION**

**Staff recommends that FCPC recommend denial of PETITION FOR ZONING AMENDMENT #ZA-07-2017 to rezone Lots 7937, 7036 and 7935 in the Swing Addition from R-2 Single Family Medium Density to R-4 Duplex/Triplex due to:**

- **Incompatibility with Land Use Plan and the existing character of the area (HRPC)**
- **Potential storm water management issues if duplex units are constructed. (ENG)**

# ZA-07-2017

**PETITION FOR ZONING AMENDMENT**  
filed by Roger D Altman,  
to rezone Lots 7937, 7036 and  
7935 in the Swing Addition  
from R-2 Single Family  
Medium Density to  
R-4 Duplex/Triplex.

## Legend



632 Davis St

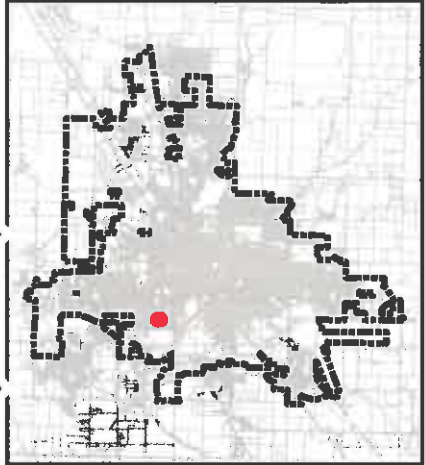


Road Centerline



Parcels

Findlay Locator Map



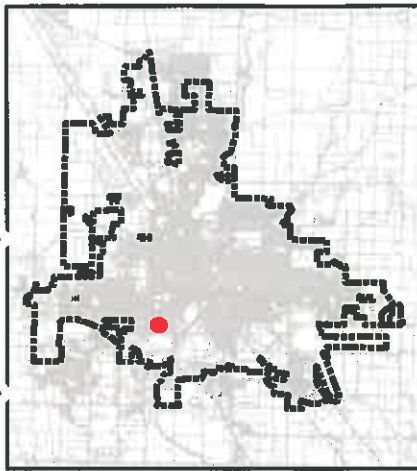
# ZA-07-2017

**PETITION FOR ZONING AMENDMENT**  
filed by Roger D Altman,  
to rezone Lots 7937, 7036 and  
7935 in the Swing Addition  
from R-2 Single Family  
Medium Density to  
R-4 Duplex/Triplex.

### Legend

- 632 Davis St
- Findlay City
- Parcels
- Zoning District
- R2 - Single Family, Medium Density
- O1 - Institutions and Offices
- I1 - Light Industrial

Findlay Locator Map



**4. APPLICATION FOR SITE PLAN REVIEW # SP-23-2017 filed by Brian Greve, 756 W Ervin Rd., VanWert, OH for proposed automotive sales to be located at 1501 W. Main Cross Street, Findlay OH**

**HRPC**

**General Information**

This site is located on the south side of W. Main Cross Street east of the intersection with Emma Street. The lot in is zoned C-2 General Commercial. All surrounding parcels are also zoned C-2. The site is not within the 100-year flood plain. The City Land Use Plan designates the area as Neighborhood Commercial.

**Parcel History**

Former site of a carry out store. Has been vacant for many years.

**Staff Analysis**

The applicant is proposing to demolish the front portion of the existing building leaving a 56' x 55' structure and repave the majority of the lot in order to use as a used car dealership.

Setbacks in the C-2 district are 30' front, 15' side and 30' rear. The west side encroaches into the setback, but it is an existing condition and therefore grandfathered.

The building is well below the 60' maximum permitted in the C-2 district. Elevation drawings show the height at approximately 16'-8"

The easternmost drive entry is being relocated east of the existing one. It currently sits directly behind the building.

There are nine (9) parking spaces shown on the plan around the building. C-2 requires one space per 375 square feet of building. The building is 3080 square feet and the nine (9) parking spaces meets the minimum requirement.

Light poles are located around the perimeter of the site. The plan states that the poles will be at the maximum of 25' in height. Because the poles are located so close to the property lines, the foot candle readings are higher there. Because all the abutting uses are also commercial, we do not see an issue with these. The only potential adverse effect might be for the motel clients to the south. The readings do not go to that property, but from the readings indicated on the plan it would make sense that the intensity should dissipate by the time it gets to the motel.

Foundation plantings are shown on the plans. The front page of the packet has some language related to the general landscaping standards in C-2. Parking lot landscaping (1161.06.3) will also apply to this site. This planting is permitted in the setback areas.

There is an existing sign location indicated. The comments stated that they would use the existing poles for their sign. The applicant has been in contact with Todd Richard on the repurposing of the poles to bring it in to compliance with the sign standards.

**Staff Recommendation**

**HRPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW # SP-23-**

**2017 for proposed automotive sales to be located at 1501 W. Main Cross Street, Findlay OH subject to the following conditions:**

- **A suitable landscaping plan for the perimeter of the lot submitted and approved by Staff (HRPC)**
- **Sign details approved by Zoning (HRPC)**

**ENGINEERING**

*Access* – Access to the site will be from a new drive coming off the north side of Emma St. The existing drive will be removed and new full height curb will be placed in the previous drop location. A new drive will be installed to the east of the removed drive, with new curb and asphalt.

*Storm water Management* – Working with consultant.

*Waterline-* There are no proposed waterlines shown on the plans, the existing tap will be reused.

*Storm Sewer-* There is no proposed storm shown on the plans.

*Sanitary Sewer-* There are no proposed sanitary sewer shown on the plans, the existing lateral will be utilized. It is recommended that the existing lateral be video inspected, before making any final connections. The line has been sitting idle for a couple years, and should be checked before proceeding.

*MS4 Requirements* – The amount of erodible material that will be disturbed will be less than one acre so the site will not be required to comply with the City of Findlay’s Erosion & Sediment Control Ordinance.

***General Comments* –**

- The new portion of curb will need to have the forms inspected before concrete is placed.
- Backfill in front of the proposed curb must be 3000# concrete, and topped with 1.5-2 inches of hot mix asphalt.

***Recommendations:*** Approval of the Site Plan subject to storm water details being approved by City Engineer.

The following permits may be required prior to construction:

- Water Reconnect-1 total
- Sewer Reconnect- 1 total
- Curb Cut Permit- 2 total

**FIRE PREVENTION**

Apply for all necessary permits with Wood County Building Dept.

**STAFF RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-23-2017 for proposed automotive sales to be located at 1501 W. Main Cross Street, Findlay OH subject to the following conditions:**

- **A suitable landscaping plan for the perimeter of the lot submitted and approved by Staff (HRPC)**
- **Sign details approved by Zoning (HRPC)**
- **Approval of storm water details (ENG)**
- **Apply for all necessary permits with Wood County Building Dept. (FIRE)**

# SP-23-2017

APPLICATION FOR  
SITE PLAN REVIEW  
filed by Brian Greve for  
proposed automotive sales  
to be located at  
1501 W. Main Cross St.

## Legend

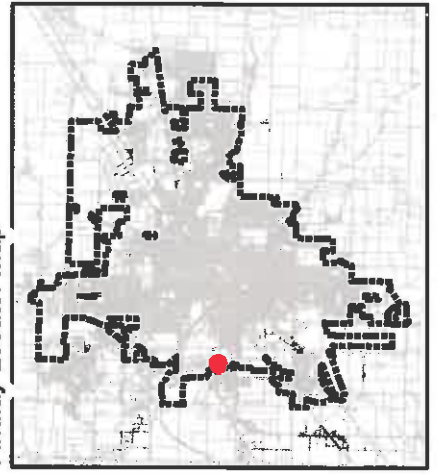


1501 W Main Cross St

Road Centerline

Parcels

Findlay Locator Map



MARK	DATE	DESCRIPTION
1	11/7/17	ADDITIONAL CPC INFORMATION

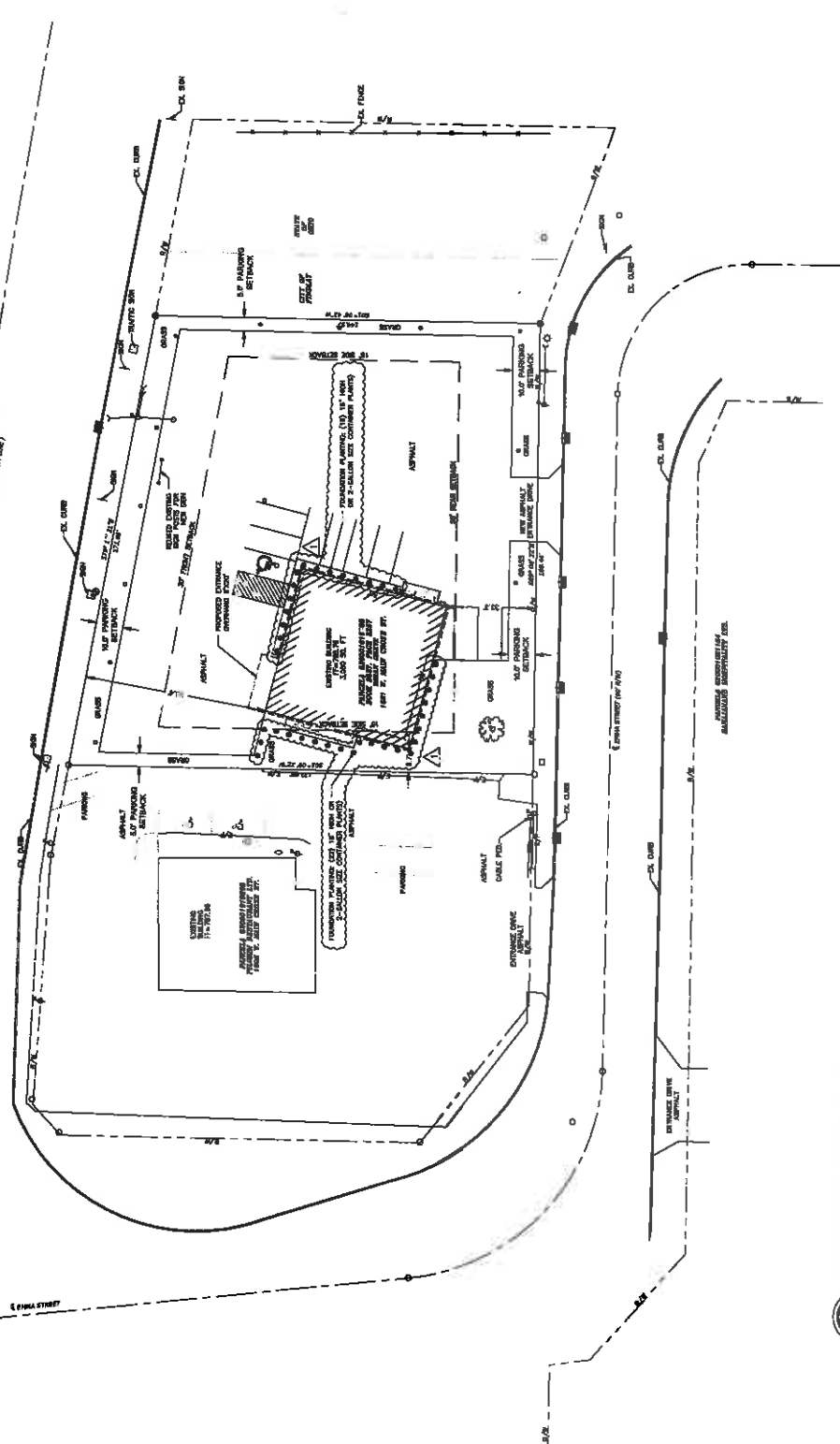
  

PROJECT NO.	170203
DRAWN BY	B.A.P.
CHECKED BY	B.A.P.
STATUS	CPC
DATE	11/7/17
FULL SIZE SHEET	36" x 48"

1501 W. MAIN CROSS ST., FINDLAY, OH 45440

**GUARANTEED AUTO, LLC**

BUILDING RENOVATIONS FOR



**PROPOSED SITE PLAN**

SCALE: 1" = 20'-0"

L.C.P. 17-03



C-201



**5. APPLICATION FOR SITE PLAN REVIEW #SP-24-2017 filed by C. Randolph Strauch, 780 S Sun Coast Blvd, Homosassa, FL for a proposed apartment complex to be located on E Melrose Avenue east of Crystal Glen apartments.**

**HRPC**

**General Information**

This project is located on the north side of E. Melrose Avenue just east of the intersection of Deer Ridge Drive. It is zoned R-3 Multiple Family in Marion Township. Land to the north is zoned M-1 Restricted Industrial in Marion Township. To the west is zoned M-2 Multiple Family in the City of Findlay. To the south is zoned MH Mobile Home district and to the east is zoned R-3 Multiple Family in Marion Township. It is not located within the 100-year flood plain. The City Land Use Plan designates the area as Multi Family.

**Parcel History**

Currently a vacant field.

**Staff Analysis**

The applicant is proposing to construct 12 apartment buildings with a total of 46 units and a community building on a 12 acre site. The parcel is currently 24+ acres. A lot split will be required to create the proposed parcel. There are seven (7) 4-unit buildings, three (3) 2-unit buildings and two (2) 6-unit buildings. Sixteen units are 2 bedroom, two units are 4 bedroom and twenty eight units are 3 bedrooms. All buildings are single story.

The applicant has shown both the City of Findlay and Marion Township setback lines. The applicant intends to annex the property to the City, but depending on when they would start the project they could have to obtain their permits from the Township. We will review based on the City of Findlay zoning ordinance. Setbacks in M-2 in the City are 40' front on a Secondary Thoroughfare, 25' sides and 30' rear. All setbacks are met. The 20' minimum spacing between buildings is also met.

The M-2 Multiple Family District requires that no more than 40% of the site be impervious surface. The developer has calculated the impervious area at 39.9%. The district also had a density requirement of 3500 square feet of lot area per unit. The 46 units proposed is well under the maximum density allowed which could be as high as 149 units.

Parking for multiple family developments is calculated at 2.5 spaces per unit. 46 units require 115 parking places. The proposal shows a total of 160 parking spaces. There are 48 parking spaces inside garages, another 48 in the driveways and various small parking rows scattered through the site with another 64 parking spaces in them.

There are a few wetland areas on the site. The main grass areas are located around these. There are other smaller pockets of green areas around each building. A playground and community garden is located on the north side of the community building. An asphalt walking path is provided in the large greenspace area on the east side of the site.

The landscaping plan submitted shows considerable foundation plantings around all structures and adequate perimeter landscaping. Additional trees are planted in the "park" areas.

The building facades are a combination of vinyl siding and cultured stone veneers. Heights in the M-2 district can be up to 50'. Since all units are single story, they are well below that maximum.

Identification signage is shown in the grass area between the two drive entrances for the complex. It is located 10' from the right-of-way line as required. Details of the sign must be submitted to the zoning department for approval and a permit.

The photometric plan submitted for the site shows foot-candle readings at zero at all property lines. Lighting specifications submitted show lantern type fixtures to be pole mounted. There are specifications for various pole heights in the specs and all would be under the 25' maximum height. We would like the developer to provide the specific height they intend to install.

**Staff Recommendation**

HRPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-24-2017 for a proposed apartment complex to be located on E Melrose Avenue east of Crystal Glen apartments.

**ENGINEERING**

*Access* – Access to the site will be from two concrete approaches off the north side of E. Melrose. These new drives will be 75 LF wide each with sidewalk going through them. The driveways are roughly 317 LF apart

*Sanitary Sewer* – The plans propose a sanitary sewer to be run from an existing manhole on the east side of the site. The 8-inch sewer will run within the right of way towards Crawford Station for about 550 LF. There are no easements shown on the plans, so it is assumed that the 8-inch sewer running within the ROW will be a public line and all sanitary sewer outside of ROW will be private.

*Waterline* – The plans propose a waterline to be tapped onto the existing 12-inch line that is located on the south side of Melrose. An existing 24-inch concrete pipe will be utilized as a carrier pipe for the new waterline. There are no easements shown on the plans, so it is assumed that the 8-inch waterline will be all private.

*Storm water Management* – Detention for the development will be provided by the existing regional retention pond in the Deer Meadows Subdivision. The site will drain to an existing storm sewer located along E. Melrose Avenue.

*MS4 Requirements* – The amount of erodible material that will be disturbed will be more than one acre so the site is will be required to comply with the City of Findlay’s MS4 and Erosion & Sediment Control Ordinance.

**Recommendations:** Approval of the site plan.

The following permits may be required prior to construction:

- Storm Sewer Tap- 2 total
- Sanitary Sewer Tap-1 total
- Waterline Tap-1 total

- Driveway/ Curb Cut- 2 each
- Sidewalk Permit-1 total (700 LF)

**FIRE PREVENTION**

Apply for all necessary permits with Wood County Building Dept.

**STAFF RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-24-2017 for a proposed apartment complex to be located on E Melrose Avenue east of Crystal Glen apartments.**

# SP-24-2017

APPLICATION FOR  
SITE PLAN REVIEW  
filed by C. Randolph Strauch  
for a proposed apartment complex  
to be located on E. Melrose Avenue  
east of Crystal Glen apartments.

## Legend

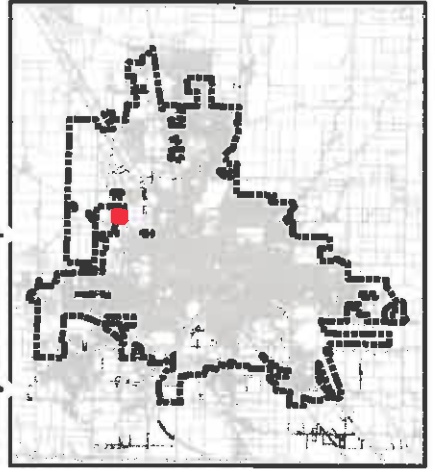


SP-24-2017

Road Centerline

Parcels

Findlay Locator Map

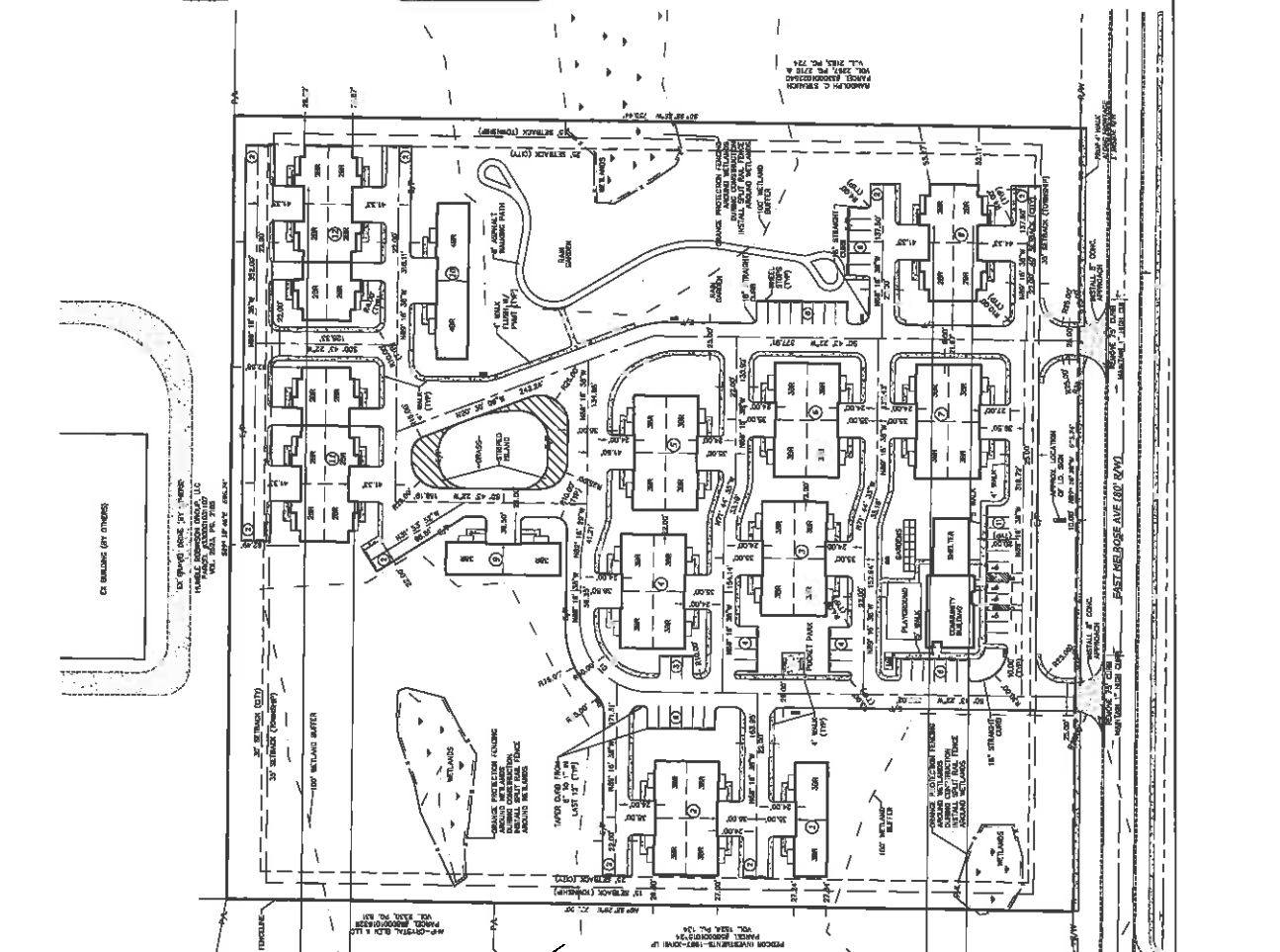


DATE	BY	REVISION	DESCRIPTION
11/15/17	MSJ	01	ISSUE FOR PERMITTING
08/22/17	MSJ	02	ISSUE FOR PERMITTING
08/22/17	MSJ	03	ISSUE FOR PERMITTING
08/22/17	MSJ	04	ISSUE FOR PERMITTING

**NOTES:**  
 SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS

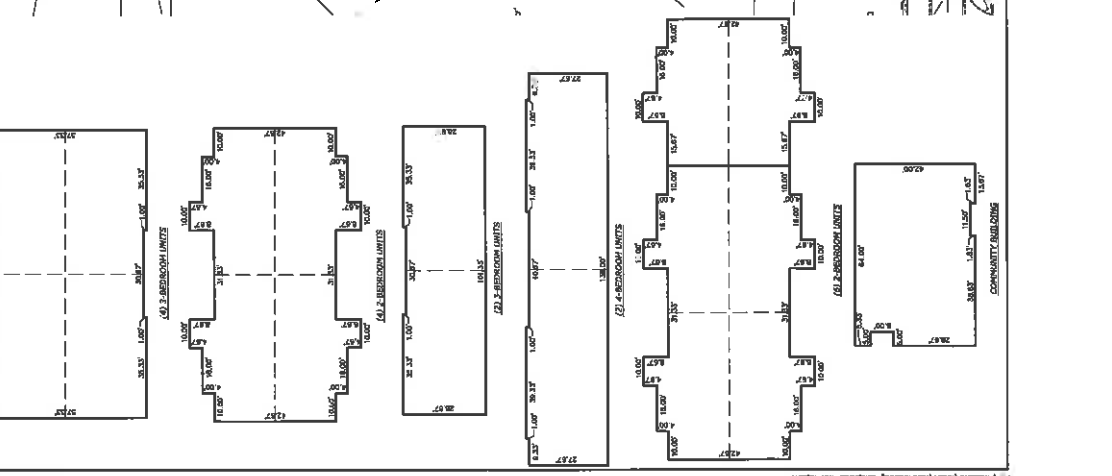


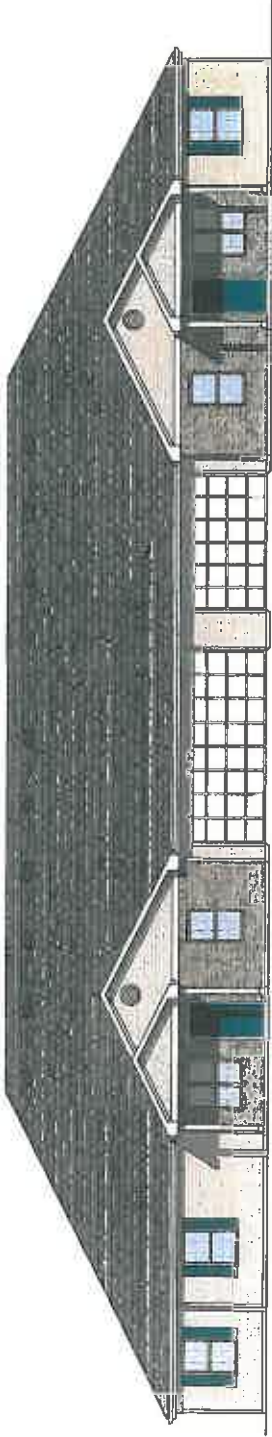
**PARKING SUMMARY**  
 GARAGE - 48 SPACES  
 W/ BUILT-IN HOIST  
 PARKING - 64 SPACES (4 HANDICAP - 50 RES.)



**UNIT BREAKDOWN**

BUILDING 1 - 01 3 BEDROOM UNITS  
 BUILDING 2 - 02 3 BEDROOM UNITS  
 BUILDING 3 - 03 3 BEDROOM UNITS  
 BUILDING 4 - 04 3 BEDROOM UNITS  
 BUILDING 5 - 05 3 BEDROOM UNITS  
 BUILDING 6 - 06 3 BEDROOM UNITS  
 BUILDING 7 - 07 3 BEDROOM UNITS  
 BUILDING 8 - 08 3 BEDROOM UNITS  
 BUILDING 9 - 09 3 BEDROOM UNITS  
 BUILDING 10 - 10 3 BEDROOM UNITS  
 BUILDING 11 - 11 3 BEDROOM UNITS  
 BUILDING 12 - 12 3 BEDROOM UNITS





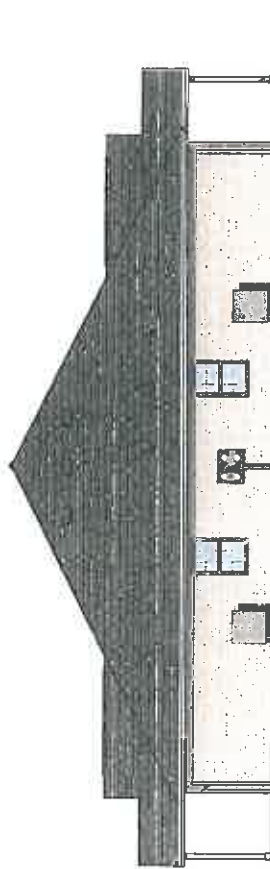
**FRONT ELEVATION - BUILDING TYPE 4B+**

REAR ELEVATION IDENTICAL



**FRONT ELEVATION - BUILDING TYPE 4B**

REAR ELEVATION IDENTICAL



**SIDE ELEVATION - BUILDING TYPE 4B & 4B+**

OPPOSITE SIDE ELEVATION IDENTICAL

**BUILDING TYPE 4B**

**ELEVATION FEATURES**

- 30 yr dimensional roof shingles
- Cultured stone veneer accents
- Maintenance-free .042 mil vinyl siding
- Motion sensor lighting at front porch entry
- Dusk to dawn security light above garage door and post light at each unit
- Gutters and downspouts connected to underground storm sewer