

# City of Findlay City Planning Commission

Thursday, July 12, 2018 – 9:00 AM

## 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:** Dan Clinger  
Jackie Schroeder  
Brian Thomas  
Dan DeArment

**STAFF ATTENDING:** Judy Scrimshaw, Development Planner  
Todd Richard, Zoning Inspector  
Jeremy Kalb, Engineering Project Manager  
Matt Cordonnier, HRPC Director  
Matt Pickett, Fire Inspector

**GUESTS:** Tom Shindeldecker, Todd Jenkins, Mark Collins, Leah Fox, Brad Warren, Lou Wilin, Joshua Anderson

### CALL TO ORDER

### ROLL CALL

The following members were present:

Dan Clinger  
Jackie Schroeder  
Brian Thomas  
Dan DeArment

### SWEARING IN

All those planning to give testimony were sworn in by Judy Scrimshaw.

### APPROVAL OF MINUTES

Jackie Schroeder made a motion to approve the minutes of June 14, 2018. Dan DeArment seconded. Motion carried 4-0-0.

## NEW ITEMS

### **1. PETITION FOR ZONING AMENDMENT #ZA-07-2018 filed to rezone 804 Franklin Avenue from R-2 Single Family Medium Density to R-4 Duplex/Triplex.**

#### **General Information**

This request is located on the west side of Franklin Avenue. It is zoned R-2 Single Family Medium Density. All parcels to the north, south and east are also zoned R-2. To the west is zoned O-1 Institutions and Offices. It is not located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Single Family High Density.

#### **Parcel History**

There is currently only a garage on this parcel.

#### **Staff Analysis**

The applicant is proposing to rezone this parcel to R-4 Duplex/Triplex.

According to records in the zoning office, this lot had a house that was destroyed by fire and demolished in 1977. An old detached garage remains on the lot.

Prior to the zoning code rewrite and map changes in 2012, this lot was zoned B-Residential. B-Residential permitted single family and two family dwellings. According to courthouse records, Mr. Collins purchased the property in 2002 prior to that change.

#### **Staff Recommendation**

HRPC Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-07-2018 filed to rezone 804 Franklin Avenue from R-2 Single Family Medium Density to R-4 Duplex/Triplex.**

## ENGINEERING

No Comment

## FIRE PREVENTION

No Comment

## DISCUSSION

Dan Clinger asked Matt Cordonnier what the anticipated use would be for that area as the zoning map is being revised around November. Mr. Cordonnier said the area would most likely be zoned R-3, the other parcels in the area that are owned by the University will be zoned O-1, and the duplexes and triplexes would be zoned R-4. Judy Scrimshaw stated that there is a patch of duplexes in the area - the house directly south is a duplex, and the house directly north is a single family. There are also duplexes right across the street at 803, 805, and 807 Franklin Ave. Mr. Cordonnier said that as of right now, we are only zoning things R-4 that already have duplexes or triplexes there. He said if there might be a few cases where there is a heavy concentration of those and then they would recommend the area be zoned R-4. He said for this case, he doesn't have any concerns or issues with the request. Ms. Scrimshaw said whenever the applicant builds; he will have to meet the current standards for parking for a duplex.

**MOTION**

Jackie Schroeder made a motion to recommend approval to Findlay City Council for **PETITION FOR ZONING AMENDMENT #ZA-07-2018** filed to rezone 804 Franklin Avenue from R-2 Single Family Medium Density to R-4 Duplex/Triplex.

2<sup>nd</sup>: Dan DeArment

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

2. **PETITION FOR ZONING AMENDMENT #ZA-08-2018** filed to rezone 311 E Lincoln Street from C-2 General Commercial to R-4 Duplex/Triplex.

**HRPC**

**General Information**

This request is located on the south side of E Lincoln Street. It is zoned C-2 General Commercial. Lots to the east, west and south are also zoned C-2. To the north is zoned C-3 Downtown Commercial. It is not located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Single Family Small Lot.

**Parcel History**

This property has been used for offices and residential uses through the years. It is currently listed as a two family unit on the County Auditor's website.

**Staff Analysis**

The applicant is requesting to rezone this lot to R-4 Duplex/Triplex in order to construct a new multi-family unit. The property suffered a fire earlier this year and the owner initially planned to repair the structure. He is now considering demolishing it and starting over with a new structure.

This part of town has a mish mash of uses. Across the street is the YMCA. To the immediate west is the office for Children's Mentoring Connection. Directly east is a mixed-use office/residential. There are single family, duplex and commercial uses all along this side of the street. The old C-2 General Business district permitted all of these uses. The current C-2 General Commercial does not permit any residential uses and is a poor fit for this older neighborhood with small lots.

Staff feels the request is reasonable due to the nature of the neighborhood. Any new structure will have to comply with the current zoning standards.

**Staff Recommendation**

HRPC Staff recommends that Findlay City Planning Commission recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-08- 2018** filed to rezone 311 E Lincoln Street from C-2 General Commercial to R-4 Duplex/Triplex.

**ENGINEERING**

No Comment

## FIRE PREVENTION

No Comment

## STAFF RECOMMENDATION

Staff recommends that Findlay City Planning Commission recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-08- 2018 filed to rezone 311 E Lincoln Street from C-2 General Commercial to R-4 Duplex/Triplex.

## DISCUSSION

Mr. Clinger asked Mr. Cordonnier what he expected the new zoning for this neighborhood to be. Mr. Cordonnier stated that this particular neighborhood has a vast number of uses in it currently ranging from office to institution to single family to duplex and triplex. He said that the C-2 zoning doesn't work on this street as that applies to Walmart, or large regional commercial. He said when we redo the map; the C-2 will be removed from this street unless there is a commercial use, and in that case, it would be C-1 for smaller, local retail or office. Mr. Clinger asked if something were to develop down the road such as a YMCA expansion or a Marathon expansion, and we are no longer zoned C-2 there, how would that affect anything they want to do there. He asked if it would have to be rezoned again. Ms. Scrimshaw said that would be a possibility. Mr. Cordonnier said that from his understanding, the YMCA has the land that they need under control for future expansions, which would not be anything on the south side of the street. Mr. Clinger said that the current C-2 zoning leaves the neighborhood open to that type of development more so than residential. Mr. Cordonnier stated that there is already residential there. He said he believes that the zoning of those parcels is likely the least of their issues if they are looking to expand the south side since there is a lot of property to control there. Mr. Clinger asked if the zoning would be more of a mix like the corner is single family, others duplexes, some offices. Mr. Cordonnier said it would be zoned for many different uses since there are already many different uses there currently. He stated that one might argue that this area is prime for residential based on proximity to work places. He stated that he felt the duplex zoning was appropriate for the property. Mr. Clinger said he was concerned about rezoning that and then removing the building without knowing if another R-2 would fit on that site because of the footprint of the building. Mr. Cordonnier said that generally, you wouldn't spend a lot of time on the site plan and redevelopment just to find out you didn't get the rezoning. He said that he figures in this case, the property owner will know that he can do this and will invest in designing for the site. He may find out that it might not fit and might need to rehab the existing building.

Dan DeArment asked the representative for the applicant if he had looked at parking for the duplex/triplex. Mr. Warren stated that it is a long, narrow lot and that there is an alley in the back and right now, the parking is in the south end of the lot. He said he doesn't think they allow parking on the street itself so the applicant's intent is to increase the footprint just a little and still keep the back there to keep the parking in the south end. Mr. Clinger asked Todd Richard if the applicant could renovate the existing structure with it being in the C-2. Mr. Richard said they did look at that and with the amount of damage he had, it became cost prohibitive and the applicant would rather scrape it clean and start over. He said the bottom line is that there is no other use for this lot and it couldn't realistically be developed into a C-2 use. He stated that either R-3 or R-4 is the most practical use for the lot because of the narrowness of the lot.

Keeping the C-2 would make it very tough to meet a development standard or parking requirement. Mr. DeArment asked if they could get enough parking onsite to meet the duplex/triplex requirements and asked how it would work. Mr. Clinger mentioned that they only have access from the alley. Mr. Cordonnier said it is a tough fit and may find out that they can only construct a single family home but to reiterate what Mr. Richard said, we know that C-2 is not the appropriate zoning for this lot. Mr. Richard said there is something that can be done with parking such as having the parking garage on the first floor and having the living space upstairs above the garage and maybe have some supplemental parking in the back. Mr. DeArment asked if the applicant would have to present a site plan. Mr. Richard said yes, it is like any residential new construction.

Mr. Clinger asked if the 30-foot rear yard was from the alley to the garage and that would be the minimum. Ms. Scrimshaw said it would be from the main structure. Mr. Richard said it would be 15% of the lot depth or whichever is less. Mr. Clinger asked if they need to maintain the rear yard between the house and the property line. Mr. Richard said yes, there is a rear yard setback. Mr. Cordonnier said the garage would be considered an accessory building and would not be subject to that. Mr. Richard said a detached garage has a different setback than a primary structure. He said that the setback for a detached garage is only 5 feet. However, that is usually not enough room for maneuverability so people will go beyond the 5 feet typically. Mr. Richard mentioned that the one thing that makes this lot odd is the small sliver that was taken off from the backside of the lot years ago.

#### **MOTION**

Dan DeArment made a motion to recommend approval to the Findlay City Council for **PETITION FOR ZONING AMENDMENT #ZA-08-2018** filed to rezone 311 E Lincoln Street from C-2 General Commercial to R-4 Duplex/Triplex.

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

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

**3. PETITION FOR ZONING AMENDMENT #ZA-09-2018** filed to zone property in the Humble Robinson Annexation to I-1 Light Industrial and M-2 Multiple Family High Density.

#### **HRPC**

##### **General Information**

This land is currently in Marion Township. One parcel fronts onto Crystal Avenue and the other is on E. Melrose Avenue. Surrounding land is a mix of R-2 Single Family to the north, C-2 General Commercial to the east, M-2 Multiple Family to the west and MH Mobile Home to the south. It is not within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as PMUD Planned Mixed Use Development.

**Parcel History**

The proposed Industrial area is the site of a new warehouse under construction. The proposed Multi-Family area is under construction as an apartment complex.

**Staff Analysis**

This request is to rezone the areas presented to classifications in the City of Findlay Zoning code to accompany the annexation of the land into the City. It is required when filing for annexation that the applicant request the appropriate zoning classification so that it is zoned in accordance with the City code when the annexation is completed.

City Planning Commission approved both plans for the Humble Robinson warehouse and the Crawford Station apartment complex and as stated, both are under construction.

The requests are in agreement with the plans approved.

**Staff Recommendation**

HRPC Staff recommends that Findlay City Planning Commission recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-09- 2018 filed to zone property in the Humble Robinson Annexation to I-1 Light Industrial and M-2 Multiple Family High Density.

**ENGINEERING**

No Comment

**FIRE PREVENTION**

No Comment

**STAFF RECOMMENDATION**

Staff recommends that Findlay City Planning Commission recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-09-2018 filed to zone property in the Humble Robinson Annexation to I-1 Light Industrial and M-2 Multiple Family High Density.

**DISCUSSION**

None.

**MOTION**

Dan Clinger made a motion to recommend approval to the Findlay City Council for PETITION FOR ZONING AMENDMENT #ZA-09-2018 filed to zone property in the Humble Robinson Annexation to I-1 Light Industrial and M-2 Multiple Family High Density.

2<sup>nd</sup>: Dan DeArment

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

**4. APPLICATION FOR CONDITIONAL USE #CU-04-2018 filed by Jamie Mundy/Patti Brown to operate a Craft Brewery/Bar at 1016 Tiffin Avenue.**

**HRPC**

**General Information**

This request is located on the north side of Tiffin Avenue in the Carriage House Plaza shopping center. It is zoned C-2 General Commercial. To the north, south and east is also zoned C-2. To the west is C-2 and R-2 Single Family Medium Density. 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 site is an old strip mall.

**Staff Analysis**

Bars, taverns and nightclubs are a Conditional Use in the C-2 General Commercial district requiring Planning Commission review and approval.

The applicant currently operates the Vapor Emporium on the south end of the L-shaped strip mall. The applicant proposes to establish the small brewery/bar in the space immediately north of his store. This strip mall has multiple vacant storefronts.

One of the items listed in the zoning code to consider for this particular conditional use are a size limit of 2500 square feet. According to the applicant, the space will be about 1800 square feet and could possibly seat 45-50 people.

Another consideration is for outdoor patios or smoking areas. These may not face a residential area. The applicant did not mention any outdoor seating. The building only has some residential at the rear.

Screening is required if abutting residential. Since this is an older existing retail structure with only the rear abutting anything residential, we do not feel that screening is necessary. There are no proposed changes to the structure and this will just be a change of use. The homes to the rear have privacy fences along the boundary now.

The applicant has stated that they will normally only be open until 10 p.m.

**Staff Recommendation**

HRPC Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-04-2018 to operate a Craft Brewery/Bar at 1016 Tiffin Avenue.**

**ENGINEERING**

Will the brewery require a bigger water service line than what is existing?

**FIRE PREVENTION**

Apply for all necessary permits with Wood County Building Department.

### **STAFF RECOMMENDATION**

Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-04-2018** to operate a Craft Brewery/Bar at 1016 Tiffin Avenue subject to:

- Applying for all necessary permits with the Wood County Building Department (FIRE)
- Clarification of whether larger water line is needed (ENG)

### **DISCUSSION**

Mr. Clinger mentioned that because the capacity is only 45-50 people, it isn't likely that there would be bands or live music of any sort so that is no longer a concern for him. Ms. Scrimshaw agreed. Mr. DeArment mentioned it isn't set up for an outdoor patio either. Mr. Clinger said they could funnel music to the outside if they did have an outdoor patio. He asked if the Police Department controls if there is an issue with noise. Ms. Scrimshaw said that the City does have a noise ordinance, and the police would respond to complaints. Mr. DeArment asked if they would need to obtain a liquor license to operate a craft brewery. Ms. Scrimshaw said she assumed that was the case. Mr. Clinger said he thought it might be difficult to work with that limited of seating, but if they can make it work, good luck to them. Ms. Scrimshaw said that based on her discussions with the applicant, she thinks it's somewhat like a club of home brewers to try craft beers together while still being open to the public.

### **MOTION**

Dan Clinger made a motion to **approve APPLICATION FOR CONDITIONAL USE #CU-04-2018** filed by Jamie Mundy/Patti Brown to operate a Craft Brewery/Bar at 1016 Tiffin Avenue.

2<sup>nd</sup>: Dan DeArment

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

**5. APPLICATION FOR SITE PLAN REVIEW #SP-12-2018** filed by Findlay Quality Collision, 3600 Ventura Drive for an outdoor storage lot at 3600 Ventura Drive.

### **HRPC**

#### **General Information**

This request is located on the west side of Ventura Drive. It is zoned I-1 Light Industrial. All abutting parcels are also zoned I-1. It is not located within the 100-year flood plain. The City Land Use Plan designates the site as Regional Commercial.

#### **Parcel History**

The parcel is the site of Findlay Quality Collision.

#### **Staff Analysis**

The applicants wish to construct a 30,177 square foot stone storage lot north of the existing business. The Industrially zoned districts are the only districts that permit any type of stone-based storage lots.



No storage is permitted within the front yard setback of the I-1 District. The applicant shows the stone lot at the required setback line of 50'.

A condition of approval is that the lot be fenced in and screened if applicable according to Chapter 1161.07 Screening. The plans shows a perimeter fence around the storage area. The Screening section of the code addresses industrial uses as they abut other zoning classifications. There is no requirement to screen if all the surrounding land is also zoned industrial. The site plan indicates a landscape mound along Ventura Drive.

**Staff Recommendation**

**HRPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-12-2018 for an outdoor storage lot at 3600 Ventura Drive.**

**ENGINEERING**

Access –

Will be using the existing drive to Findlay Quality Collision.

Sanitary Sewer – There is no proposed Sanitary Sewer

Waterline – No Proposed Waterline.

Stormwater Management –

Detention for the development will be accommodated by the proposed detention pond that is located on the east side of the project.

MS4 Requirements –

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

Recommendations:

- Approval of the Site Plan

**FIRE PREVENTION**

No Comments

**STAFF RECOMMENDATION**

**Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-12-2018 for an outdoor storage lot at 3600 Ventura Drive.**

## **DISCUSSION**

Mr. Clinger noted that there is a very large parking area and asked Mr. Jenkins what the intent for the business is. Ms. Scrimshaw and Todd Jenkins stated that it would be a rental storage lot for RVs, boats, etc. Mr. DeArment said that his concern was that it was going to be used to store used parts and it would eventually become a junkyard. Mr. Clinger pointed out that that would be different zoning classification entirely. Mr. DeArment said because the applicant is in the used auto business, he feels that would lend itself to bringing in scrap parts. Mr. Jenkins stated that they run a body shop and buy new parts to swap out on wrecked vehicles, fixing the paint, etc. but they do not sell used cars or do mechanical repairs. He said they were looking to rent out the lot to generate some extra income, as there is a demand for rental lots to store boats and RVs for seasonal storage.

## **MOTION**

Dan DeArment made a motion to **approve APPLICATION FOR SITE PLAN REVIEW #SP-12-2018 filed by Findlay Quality Collision, 3600 Ventura Drive for an outdoor storage lot at 3600 Ventura Drive.**

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

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

**6. APPLICATION FOR SITE PLAN REVIEW #SP-13-2018 filed by HHWP Community Action Commission, 122 Jefferson Street, Findlay for an addition to a building at 1637 Tiffin Avenue, Findlay.**

## **HRPC**

### **General Information**

This request is located on the south side of Tiffin Avenue east of Londonderry Drive. It is zoned C-1 Local Commercial. Land to the west is also zoned C-1. To the east is zoned C-1 and C-2 General Commercial. To the north is zoned C-2 General Commercial. Parcels to the south are zoned R-1 Single Family Low Density. It is not located within the 100-year flood plain. The City Land Use Plan designates the site as Regional Commercial.

### **Parcel History**

This parcel was the former site of Stautzenberger College.

### **Staff Analysis**

The applicants wish to demolish an old garage on the site, resurface and restripe the parking lot, add an elevator and exterior stairway and construct a 3800 square foot addition on the south end of the building.

The building addition will be a single story structure. The plan states that this will be warehouse/storage. The CAC does various home repair work and heating and cooling installations and this will allow for the equipment and materials to be stored. There will be two (2) overhead doors installed on the west side.

An exterior staircase and the elevator shaft will be added to the west side of the existing building. Handicap ramps will be installed on both sides of the front entry.

Parking is based on one space per 325 square feet in the O-1 Institutions and Offices District. The plan shows 60 parking spaces. We based our parking calculations on two stories of 7200 square feet each (14,400 square feet) and the addition of approximately 3840 square feet for a total of 18,240 square feet of building. This will calculate out to 57 parking spaces. The new addition is storage now but they did show a potential for possible added office space in the future so it appears that if that would happen they could still meet the standard.

There is an existing tree line across the south property line to act as screening from the residential area.

### **Staff Recommendation**

**HRPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-13-2018 filed by HHWP Community Action Commission for the additions at 1637 Tiffin Avenue, Findlay.**

### **ENGINEERING**

Access –

Will be using the existing drive to 1637 Tiffin Avenue.

Sanitary Sewer – There is no proposed Sanitary Sewer

Waterline – No Proposed Waterline.

Stormwater Management –

The amount of impervious surface area will remain unchanged from prior use, so no additional storm or detention is required.

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.

Recommendations:

- Approval of the Site Plan

### **FIRE PREVENTION**

Apply for all necessary permits with Wood County Building Department

### **STAFF RECOMMENDATION**

**Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-13-2018 filed by HHWP Community Action Commission for the additions at 1637 Tiffin Avenue, Findlay.**

## DISCUSSION

Ms. Scrimshaw stated that a neighbor behind the property stopped in before Planning Commission to ask if the tree line was going to get cleaned up as it has been problematic and he has complained before. It has been raising his fence up out of the ground and his dog is getting under it just because the tree line has not been maintained. He was hoping they could address that when the site is cleaned up. Joshua Anderson said they would take a look at doing that.

Matt Pickett asked if the sprinkler system would be extended from within to the new structure. Mr. Jenkins said it doesn't appear that the sprinkler system is required at this point. Mr. Pickett pointed out that there is an existing sprinkler system in there. Mr. Jenkins said there is but at this point, it is defunct and based on the use of the building, he doesn't believe the sprinklers are required. He said they are in the process of putting those plans together and if the sprinklers do work, they will extend them internally but it doesn't currently appear that that is a requirement of code. They currently intend to remove them.

Jackie Schroeder asked if the rest of the building is office space. Mr. Jenkins said yes. Mr. DeArment asked the applicant about his business and how the funding worked. Mr. Anderson said that 90% of their funding comes from federal grants and the remaining 10% is a combination of state and local programming. Mr. DeArment asked if they did home repair in Hancock County. Mr. Anderson said they do. He said the weatherization program, which will be housed in the addition, identifies applicants that apply for emergency assistance and then they see if their homes are eligible for upgrades such as furnace replacement, additional insulation, etc. to hopefully reduce their energy consumption demand. Mr. DeArment asked if it was based on volunteer staffing. The applicant stated that it is all paid staffing and the weatherization program is actually funded through a combination of federal funds from the Department of Energy, and the Department of Health and Human Services, in addition to private funding through the utility providers such as AEP, Columbia Gas, etc.

Mr. Clinger said he assumed there were moving from their Clinton St. facility to this one to get out of the flood plain. The applicant said yes. Mr. Clinger thanked him for cleaning up an abandoned property.

## MOTION

Dan DeArment made a motion to **approve APPLICATION FOR SITE PLAN REVIEW #SP-13-2018 filed by HHWP Community Action Commission, 122 Jefferson Street, Findlay for an addition to a building at 1637 Tiffin Avenue, Findlay.**

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

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

**7. REVIEW OF PROPOSED AMENDMENTS TO CITY OF FINDLAY ZONING CODE.**

Mr. Cordonnier stated that there are three proposed changes. The first change is to public noticing. Currently, when an item is before Planning Commission, we only notify those adjacent to the property including those if they are across the street. He stated that several other communities were looked at and some did only adjacent, some had a buffer, and the largest noted was up to 300 feet. He said of the buffers, the 250 foot buffer stuck out as most used. He said they are now proposing that when items come to Planning Commission, we will use GIS and apply a 250-foot buffer and any parcels within that 250 feet will be notified. We have had several items where residents have been concerned about the noticing.

Signage for properties on the Planning Commission agenda was discussed. Mr. DeArment asked how many signs would be made and what kind would they be. Mr. Cordonnier said the City would make them and they would be real estate-style signs and there would be one sign per lot frontage. Mr. Thomas asked how many signs would be needed. Mr. Cordonnier said that 12-15 signs would likely suffice. A staff member would put the sign up. Mr. Thomas said we would still need to verify that the sign is up. Mr. Cordonnier said we would put out the signs, take a photo for verification, and then take the signs down after Planning Commission. He stated that Leah Fox is working on research to get a quote for how much the signs would run the City. The length of time for signs to be out was also discussed. It was suggested that 14 days might be too long to have the signs out and that 10 calendar days might be a more favorable time. Mr. Cordonnier stated he was in favor of that. In addition to the signs, legal notices for zoning amendments are put in the paper by the City as well.

The second amendment item was in regard to new construction in the C-3 zoning district along Main Street, Main Cross Street and Sandusky Street. There is no front yard setback required in C-3 Downtown zoning district. We do not want to see a new structure, say in the old Argyle lot, be built set back in on the lot. We want to see the established character of the downtown maintained, so we propose that if they do not build up to the right-of-way line that they must keep within 5 feet of that line. We also propose that at least 60% of the lot width be taken up with the building.

The final amendment item is to add a definition of Small Wind Turbine. We discovered that his was left out in the code rewrite.

Dan DeArment made a motion to recommend approval to Findlay City Council for **THE PROPOSED AMENDMENTS TO THE CITY OF FINDLAY ZONING CODE.**

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

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

**ADJOURNMENT**

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Lydia L. Mihalik  
Mayor

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