

CITY COUNCIL
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PUBLIC HEARING MINUTES

A Public Hearing was held on December 18, 2018 at 6:50 PM in the Council Chambers, Municipal Building to rezone 606 Howard Street from R2 Single Family Medium Density to O1 Institutions and Offices for the property situated in the City of Findlay (Ordinance No. 2018-116).

Situated in the City of Findlay, County of Hancock, State of Ohio:

Situated in the City of Findlay, County of Hancock, State of Ohio, and being Lot 7631, the east forty feet (40') of Lot 7632, and part alley in the Swing Addition of the City of Findlay, Ohio.

Aforementioned to be rezoned from R2 Single Family Medium Density to O1 Institutions and Offices.

Council President Monday asked if anyone wished to address Council.

Sharon Yost from the audience asked what kind of offices and institutions could go in there. She asked if half-way houses or drug rehabs could go there.

Matt Cordonnier, Hancock Regional Planning Commission Director, replied that it is not a permitted use. If it would be a permitted, it would be under a convalescent home as a conditional use. A group home and a convalescent home are different by definition. A convalescent home has to have twenty-four (24) hour nursing staff on the premises, so he does not believe a group home would fall under the definition of a convalescent home which is a conditional use different use in O-1. The Planning Commission has a lot more leeway in their decision-making process. Councilwoman Frische asked if it could happen. Matt Cordonnier replied in theory. He does not think it is likely.

Safety Director Schmelzer pointed out that Mayor Mihalik has brought the Zoning Code with her. This was more of a clean up request because that property has functioned as an office for many years. This is a situation of when the City redoes their zoning code and map, there are numerous instances in which a specific group has to come in to align the use of the property which currently is an office with the underlying zoning districts so that they can continue to operate in a conforming position.

Councilman Russel added that per the 2015 version of the code, permitted uses in O and I are: schools, community centers, libraries, daycare facilities, public and private parks, professional offices, places of worship, law offices, medical offices, laboratories, financial and insurance institutions, government uses, general offices, accessory uses conditional uses to include nursing and convalescent homes, funeral services, cemetery, emergency services, communication structures, mixed use office, residential, and ball pits. He does not believe the code has been changed since then. If the conditional uses are removed, it would be as stated: offices and institutions from a medical office, government office, professional office which it is being used now, or schools.

Matt Cordonnier informed Council that in 1968, the Findlay Board of Zoning Appeals granted a use variance for a business on that site since 1968. It has been run as a business. It has an expansion done in the 1990s in which the Board of Zoning Appeals granted an expansion of use variance. He does not think the process that they used did anyone any favors, but now that the owner wishes to sell it, the banks contact the City to confirm that the correct zoning is in place, they will be told it is not correctly zoned as it is zoned residential. As the Safety Director stated, they are trying to rectify an error that was created in 1968 by a different owner.

Council President Monday adjourned the Public Hearing at 7:01 PM

Clerk of Council
Denise DeVore

President of Council
R. Ronald Monday