

# City of Findlay City Planning Commission

Thursday, Jun 13, 2019 – 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:** Mayor Christina Muryn  
Jackie Schroeder  
Brian Thomas  
Dan Clinger  
Dan DeArment

**STAFF ATTENDING:** Matt Cordonnier, HRPC Director  
Eric Adkins, City Zoning Inspector  
Judy Scrimshaw, Development Services Planner

**GUESTS:** Jodi Mathias, Kyle Inbody, Leah Fox, Tom Shindledecker,  
Lou Wilin, Troy Greer, Mike Cappellety, Eric Hager, Bill  
Haley, Keith Hawkins

### CALL TO ORDER

### ROLL CALL

The following members were present:

Mayor Christina Muryn  
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

Dan Clinger made a motion to approve the minutes of the May 9, 2019 meeting. Dan DeArment seconded. Motion carried 5-0-0.

**NEW ITEMS****1. PETITION FOR ZONING AMENDMENT #ZA-05-2019 filed to rezone 606 Howard Street from O-1 Institutions and Offices to R-4 Duplex/Triplex.****CPC STAFF****General Information**

This request is located on the north side of Howard Street just west of Bolton Street and at the intersection of Defiance Avenue. It is zoned O-1 Institutions and Offices. Land to the north, east and west is zoned R-2 Single Family Medium Density. Land to the south is zoned I-1 Light Industrial. The southwest corner of the lot is located within the 100-year flood plain. A portion of the building is in the 500-year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Small Lot.

**Parcel History**

In November 2018, the owner requested to change the zoning to O-1 Institutions and Offices from R-2 Single Family Medium Density. The site has served as an office for decades and when the current owner put it up for sale they had wanted to make the use legal. The zoning change was approved by Findlay City Council in December 2018.

**Staff Analysis**

The property is the site of an existing office with a small parking lot in the rear. A potential buyer would like to return the building to a residential property with the option to have a two or three family unit.

There is an existing duplex to the north at 609 Frazer and 532 Defiance appears to be a house with a business attached to it. There appear to be a few single-family rentals in proximity also. Directly across Howard is a trucking business and building supply. The neighborhood is a definite mish mash of uses.

One of the main concerns with converting homes to duplexes or triplexes is off street parking. This building already provides at least six parking spaces and the lot is large enough to accommodate more. It also has alley access to the north for garages or parking space.

**Staff Recommendation**

CPC Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-05-2019 filed to rezone 606 Howard Street from O-1 Institutions and Offices to R-4 Duplex/Triplex.**

**ENGINEERING**

No comment.

**FIRE PREVENTION**

No comment.

## **RECOMMENDATION**

Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-05-2019 filed to rezone 606 Howard Street from O-1 Institutions and Offices to R-4 Duplex/Triplex.**

## **DISCUSSION**

Bill Haley, a neighbor west of the property, said it had been a professional building since the 70s. He said there are several duplexes behind him, and four in the neighborhood over. He mentioned there's a lot of traffic there and no one can tell him what's going on there. If it was just residential, he'd be fine with that but multiple residences concern him. He does not want the noise, traffic, or drugs in his neighborhood. He said he doesn't believe they'll be able to sell it due to flooding. He also mentioned there's over a hundred dump trucks a day coming through there. Mr. Haley mentioned that he doesn't think it makes sense to change the zoning just to sell the property. He asked that his concerns be respected because he lives in the neighborhood. He's frustrated with the noise and trash in the neighborhood. He's against the rezoning but would be okay if it was another professional building. He said the residential use proposed would likely harm his property values. Mr. Haley mentioned the truck traffic again and said he understood it was grandfathered in but he feels as though he's being pushed out. He feels like this already seems like a done deal though. He said his neighbors don't want it either but won't come speak because they feel it's also a done deal. Dan DeArment told Mr. Haley that the Commission appreciates his comments. Dan Clinger asked Mr. Haley if he's the first house to the west. Mr. Haley said yes, 600 Howard St. and owns the two vacant properties there as well. He offered to point them out on the map. Mr. Haley said he didn't know if anyone on the Commission had driven past there to see what he's talking about. Mr. DeArment said he had. Mr. Haley said the area is a little haven of trees and grass there, but the river and University of Findlay is encroaching. He said he used to know everyone in that neighborhood but it's different now and the City is destroying it just to sell a piece of property.

Mayor Christina Muryn said if Mr. Haley is having issues with his neighbors to call the police. Mr. Haley said he's called but nothing has been done and it's just an ignored area. Mayor Muryn said that once construction is done on the river, they're hopeful that it will help clean up the neighborhood. She also said her understanding about the previous zoning change on the property was just to ensure they were in compliance with zoning regulations. Mr. Haley said it was a professional office but now, the buyer is going to pack a lot of people in there who rent, don't care, and are low income.

Keith Hawkins, the potential buyer, said that Mr. Haley is correct about their intentions to make the property a multi-family residence. They are local and have been around for about thirty years and aren't here to create a slum or lower property values. Mr. Haley suggested Mr. Hawkins purchase his property. Mr. Hawkins said that might be an option. Mr. Haley said he had concerns over this development and Mr. Hawkins said he understood but he doesn't intend to turn it into a slum. He plans to fix it up and turn it back into what it was meant to be – a residence. Mr. Hawkins said they are renting it and will not be living there but he doesn't think Mr. Haley's concerns should be taken into consideration because it is a residential neighborhood.

Mr. Clinger asked Mr. Hawkins if he'd considered just developing a single residence there. Mr. Hawkins said the only way they want to go with the property is by making it a multi-family dwelling considering the investment they're making in it. Mr. Clinger asked if the property would require an addition to make it multi-family. Mr. Hawkins said it wouldn't at this time since there already are four bedrooms there. Mr. Clinger asked if they were consider a duplex or a triplex. Mr. Hawkins said a duplex, but a triplex isn't out of the question.

Mr. Haley said the neighborhood isn't made for a duplex or triplex. He said he understands that they want to make money on it but he doesn't want to live by this use and doesn't think anyone else there does either. Mr. Hawkins said there is plenty of parking available there.

Mr. Clinger asked Mr. Hawkins if he had any other rental properties. Mr. Hawkins said he has two others. Mr. Clinger asked which neighborhoods. Mr. Hawkins said one on Ely Ave. and one in Rawson. Erik Adkins asked what kind of clientele Mr. Hawkins would be marketing to. Mr. Hawkins responded that he doesn't really care but it is close to a college so it may be occupied by students. Mr. Adkins said that if it is marketed toward college students, zoning does allow for five unrelated individuals to reside together in a single-family dwelling. Mr. Hawkins said it has four bedrooms. Mr. Adkins said that is for a single-family dwelling, so the concern is with having it be multi-family. If it were to return back to its original zone, R-2, he has the right to rent it out to four individuals by room, so whether it's a duplex or a triplex, it's the same ideal.

Mr. Haley said he thinks the Commission is going to go ahead and approve this rezoning anyway. Brian Thomas said that this board does not approve this, but instead makes a recommendation to City Council to approve this. Mr. Haley is more than welcome to come to City Council to voice his concerns. Mr. Haley said it stinks of a back room deal. Mr. DeArment reminded Mr. Haley that this is a public meeting.

### **MOTION**

Dan DeArment made a motion to recommend approval to City Council of **PETITION FOR ZONING AMENDMENT #ZA-05-2019 filed to rezone 606 Howard Street from O-1 Institutions and Offices to R-4 Duplex/Triplex.**

**2<sup>nd</sup>:** Mayor Christina Muryn

**VOTE:** Yay (5) Nay (0) Abstain (0)

**2. APPLICATION FOR SITE PLAN REVIEW #SP-13-2019 filed by OPM of Findlay, 1901 Tiffin Avenue, Findlay for an approximately 1580 square foot addition to The Beverage Barn, 1901 Tiffin Avenue.**

**CPC STAFF**

**General Information**

This site is located on the south side of Tiffin Avenue across from Findlay Village Mall. It is zoned C-2 General Commercial. All surrounding lots are also zoned C-2. It is not located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Regional Commercial.

**Parcel History**

This is currently the site of the Beverage Barn State Liquor Store.

**Staff Analysis**

The applicant is proposing to construct a 1589 square foot addition on the south side of the building. The addition will be for storage of product. The addition follows the existing building lines. A variance was obtained from BZA on May 9, 2019 to allow the building to continue the line on the east side of the business. Here the building is less than 2' from the property line.

Parking is shown along the west side of the building. Patrons tend to park angled in most of the time. We do recommend striping the spots at the 90 degree configuration as indicated on the plan. Because the new addition is storage, we would not consider that required in the calculations for the parking. The access drive is a shared entry used by multiple tenants in this shopping area.

We do not see any need for the second access to the east. Since the drive thru carry out went out of business that has not been needed. We would suggest closing that off if Engineering agrees. We continue to try to eliminate unnecessary access points on Tiffin Avenue for safety reasons.

This is also an opportunity to dress up the site a bit. There is very little green area behind the right of way line at the front of the building, but some plantings there could make a difference.

**Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-13-2019 for an approximately 1580 square foot addition to The Beverage Barn, 1901 Tiffin Avenue subject to the following conditions:**

- **Closing of second drive to the east**
- **Landscaping in front greenspace**

**ENGINEERING***Access –*

Will be from the existing drive approach. Would like the east drive (23.5 LF) to be removed and replaced with high curb, and fix the sidewalk at that drive.

*Sanitary Sewer –*

The plans are proposing to use the existing sanitary.

*Waterline –*

The plans are proposing to use the existing waterline.

*Stormwater Management –*

No proposed detention pond or storm work.

*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 Erosion & Sediment Control Ordinance.

*Recommendations:*

- Conditional Approval of the Site Plan
  - Removing the east drive approach and replacing with high curb.
  - Fix that existing sidewalk at the drive that is to be removed.

*Following Permits are Needed Before Construction Can Start:*

- Curb Cut/ Drive Permit- 1 total (23.50 LF)
- Sidewalk Permit- 1 total (23.50 LF)

**FIRE PREVENTION**

Apply for all necessary permits with Wood County Building Inspection.

**RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-13-2019 for an approximately 1580 square foot addition to The Beverage Barn at 1901 Tiffin Avenue subject to the following conditions:**

- **Remove easternmost drive approach and replace with high curb**
- **Fix existing sidewalk at the drive that is removed**
- **Landscaping in front greenspace**
- **Apply for all necessary permits with Wood County Building Inspection.**

## **DISCUSSION**

Eric Hager, the owner of the property, said they would likely outgrow this building even after the addition, but they want to make it more desirable for the next person to purchase it. He wants to come to an agreement on losing the drive on his property as it is the only drive he has on his property. The other drive is shared with his neighbor behind him but he only has a foot to a foot and a half of that entrance that belongs to his property. If something was to come down the road, he wouldn't have any access to Tiffin Ave. and would be landlocked. That is his only concern, and wants to see some sort of agreement on this. Judy Scrimshaw asked if there were cross access agreements on that. Mr. Hager said there is. He said in the past with construction of Panda Express and other activity in the area, parking has been put alongside of the Panda Express side of the easement which infringes on his parking and customers. He said it's not a deal-breaker if they can't come to an agreement, but he would like to have this worked out. Mr. Hager said all the improvements mentioned by Planning Commission are fine and he's happy to comply. He wants to have a nice, modern looking building that's clean and acceptable to the City and the public. Mr. Clinger asked if parking had been instituted along the drive. Mr. Hager said there's been parking of construction vehicles and semis along the Panda Express, and he has a bad feeling that if he gives up that access, he'll be infringed upon. He said if the time comes to sell this, he worries the buyer will end up back here to ask for a curb cut to be put back in for their use. Mr. Clinger said if he were to lose access to that drive and needed access through that existing curb cut, he doesn't see how he could successfully access his property. He would not have any parking on the west side of that. Mr. Clinger brought up concern with the Panda Express that the public access was not delineated and now with putting the striping in, he'd like to see a parallel striping put in to the curb of the Panda Express to delineate that roadway. Mr. Clinger clarified that putting striping north/south would help define the public access and help separate access. Mr. Hager asked if the end of the parking striping angle do that as well. Mr. Clinger said yes, but this would further define it. He suggested considering some cross lines at the end of that parking. Mr. Clinger said he'd like to see that curb cut removed regardless. Matt Cordonnier said that in terms of access, in the future if access is lost and there's a parcel with frontage, the City is required to give him access and that'd be with the Engineering Department. Mr. Cordonnier asked Mr. Thomas if that was correct. Mr. Thomas said yes. Mr. Cordonnier said if things redevelop and it's needed, the City would have to give him a curb cut. Mr. DeArment asked in what scenario they would lose access. Ms. Scrimshaw said she doesn't think that would happen because any plans that come in are reviewed and they make sure it doesn't cut people off. She mentioned everyone uses the access, including the neighbors in the back.

Mr. Clinger asked about the dashed lines on the west side of the site plan showing 13.83 feet and then another one at 8 feet from the building. Mr. Capeletty said the 13.83 feet is to the property line and the additional 8 feet is part of the shared easement. Ms. Scrimshaw asked if the 8 feet is their portion of the easement. Mr. Capeletty said that the 13.83 feet is the part that is on their property. Mr. Clinger asked if the 8 feet is just the easement with a combined access drive. He replied that that's correct.

Mayor Muryn said she's glad business is going well and she appreciates the beautification of the property.

**MOTION**

Dan Clinger made a motion to approve **APPLICATION FOR SITE PLAN REVIEW #SP-13-2019 for an approximately 1580 square foot addition to The Beverage Barn at 1901 Tiffin Avenue subject to the following conditions:**

- **Remove easternmost drive approach and replace with high curb**
- **Fix existing sidewalk at the drive that is removed**
- **Landscaping in front greenspace**
- **Apply for all necessary permits with Wood County Building Inspection.**

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

**VOTE:** Yay (5) Nay (0) Abstain (0)

**3. APPLICATION FOR SITE PLAN REVIEW #SP-14-2019 filed by AE & E Tree & Landscape, 619 Lincolnshire Ln, Findlay for an 8428 square foot building and parking lot to be located at 1766 S. Romick Pkwy., Findlay.**

**CPC STAFF****General Information**

This request is located on the north side of S. Romick Parkway. It is zoned I-1 Light Industrial and the surrounding parcels are also zoned I-1. It is not located within the 100-year flood plain. The City of Findlay Land Use map designates the area as Regional Commercial.

**Parcel History**

This is currently a vacant parcel.

**Staff Analysis**

The applicant is proposing to construct an 8,428 square foot building, a parking lot in the front and stone storage area in the rear.

All setbacks for the building comply with the requirements in the I-1 district. The height of the building is well below the 60' maximum permitted. The building will have a couple of offices, restrooms, break room, warehousing space and some vehicle storage area.

The plan states there will be four employees on site in the largest shift. This calculates to five parking spaces. The plan shows eleven spaces. Landscaping is shown along the front of the parking area.

The plan states that signage will be on the building itself. There are no regulations for wall signage.

**Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-14-2019 filed by AE & E Tree & Landscape for an 8,428 square foot building and parking lot to be located at 1766 S. Romick Pkwy., Findlay.**

**ENGINEERING***Access –*

Will be from a new drive coming off of S. Romick Parkway.

*Sanitary Sewer –*

The plans are proposing a sanitary lateral to come from the south side of the building and tie into the existing manhole that is just north of the Romick Parkway curb.

*Waterline –*

A new 1.5-inch service is proposed to tie into the 8-inch waterline that is located on the south side of Romick Parkway. Contractor will need to coordinate the service tap with Water Distribution.

*Stormwater Management –*

Detention for the site will be achieved by the regional detention facility.

*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 Erosion & Sediment Control Ordinance.

*Recommendations:*

- Approval of the Site Plan

*Following Permits are Needed Before Construction Can Start:*

- |                         |                 |
|-------------------------|-----------------|
| • Sanitary Sewer Tap-   | 1 total         |
| • Waterline Tap (1.5")- | 1 total         |
| • Storm Sewer Tap-      | 1 total         |
| • Driveway/ Curb Cut-   | 1 total (73 LF) |
| • Road Opening Permit-  | 1 total         |

**FIRE PREVENTION**

Apply for all necessary permits with Wood County Building Inspection.

**RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-14-2019 filed by AE & E Tree & Landscape for an 8,428 square foot building and parking lot to be located at 1766 S. Romick Pkwy., Findlay.**

**DISCUSSION**

Dan Stone mentioned that they are trying to keep the MS4 area under an acre. Mr. Clinger asked if they had any elevations of the building. Mr. Stone said yes.

Mr. DeArment asked if it would be a landscaping company. Mr. Stone said it would be a tree trimming business. Ms. Scrimshaw said she assumed the back area was going to be storage for larger equipment over on the stone. Mr. Stone said they'd try to keep most of their equipment inside, hence the pass through doors. The back area is mostly a turnaround area because of the larger trucks they have. Mr. DeArment asked if they'd be composting. Mr. Stone said not to his knowledge. Mr. Clinger asked if the access to the building for trucks was north and south. Mr. Stone said yes.

**MOTION**

Dan DeArment made a motion to approve **APPLICATION FOR SITE PLAN REVIEW #SP-14-2019 for an 8,428 square foot building and parking lot to be located at 1766 S. Romick Pkwy., Findlay.**

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

**VOTE:** Yay (5) Nay (0) Abstain (0)

**ADDITIONAL DISCUSSION**

Mr. Clinger asked about several small detention areas up front. Mr. Stone said yes. Mr. Clinger asked the size of the development intended for the detention area. Mr. Stone said the pond in the southwest corner is for all the way up to AutoLiv and was sized for that entire drainage area. The mobile home park to the west has its own detention facility and everything north of that park has its own pond. AutoLiv does have its own detention pond but ultimately drains down to this pond also. Mr. Clinger asked if this handles Tall Timbers as well. Mr. Stone said no. Mr. DeArment mentioned that Mr. Clinger brings up a good point that the Commission has no idea where the regional detention goes. He asked if there was a way Engineering could show them. Mr. Stone said most of the ponds they design are for subdivisions. For the one shown, the agreement was set up because of all the watershed that was already draining down this way and there were two property owners involved that had to put this together. Mr. Stone said they analyzed this several times for Crawford Station because that does drain into it. The EPA required that they analyze that pond and make sure it met the water quality and the detention code. That pond, without the ditch, meets and exceeds the City's requirements, but the majority of the ponds seen now are isolated for development areas. Tall Timbers has a few different ponds. Mr. DeArment asked Mr. Thomas if he had a site plan that showed all of these. Mr. Thomas said he could get him something if they could clarify exactly what he's looking for.

**4. APPLICATION FOR SITE PLAN REVIEW #SP-15-2019 filed by Nickolas Asset Management, PO Box 726, Findlay for a 5250 square foot storage building to be located at 3640 Marathon Way, Findlay.**

**CPC STAFF**

**General Information**

This site is located on the west side of Marathon Way in the Northend Commercial Park 1<sup>st</sup> Addition. The lot in this request is zoned I-1 Light Industrial. Land to the east and south is also zoned I-1. To the west and north is zoned C-2 General Commercial. The site is not within the 100-year flood plain. The City Land Use Plan designates the area as Regional Commercial.

**Parcel History**

The last phase approved for this site was done in April, 2018.

**Staff Analysis**

This proposal will add one new 40' x 150' storage unit building at the south end of the development. The building will be the same construction and height as the previous units.

The asphalt drive will continue south and go around the building to connect with the current pavements.

**Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-15-2019 for a 5250 square foot storage building to be located at 3640 Marathon Way, Findlay.**

**ENGINEERING**

*Access –*

Will be from the existing parking lot and drive.

*Sanitary Sewer –*

No proposed sanitary

*Waterline –*

No proposed waterline

*Stormwater Management –*

Detention for the site will be achieved by the regional detention facility. Two catch basins will be added to the existing storm sewer that is on site.

*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

*Following Permits are Needed Before Construction Can Start:*

- Storm Sewer Tap- 2 total

**FIRE PREVENTION**

- Apply for all necessary permits with Wood County Building Department

**RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-15-2019 for a 5250 square foot storage building to be located at 3640 Marathon Way, Findlay.**

**DISCUSSION**

Mr. Stone said that when this was first presented to Planning Commission, the intent was to develop that entire rectangle. Everything has been laid out and it's a phase type of thing. The new owners are anxious to get in and put in the buildings.

**MOTION**

Dan Clinger made a motion to **approve of APPLICATION FOR SITE PLAN REVIEW #SP-15-2019 for a 5250 square foot storage building to be located at 3640 Marathon Way, Findlay.**

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

**VOTE:** Yay (5) Nay (0) Abstain (0)

**ADJOURNMENT**

\_\_\_\_\_  
Christina Muryn  
Mayor

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