

Committee Members:

- Grant Russel, at large – Committee Chair
- Bud Haas, Ward 1
- Dennis Hellmann, Ward 2
- Tom Shindledecker, at-large
- Jim Slough, Ward 4

Staff:

- Matt Cordonnier, HRPC Director
- Kathy Launder, Mayor’s Office

Applicant:

- Chad Oman, Tamarack Construction North LLC

Guests:

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Meeting Start Time: 11:07**Meeting End Time:** 11:45

Agenda:

Call to Order

- Note: Virtual Meeting held using Zoom because of Covid-19 restrictions
- Meeting is being recorded

Roll Call

- Bud Haas unable to attend.

New Items

1. 0 Midland Ave Rezone Request
 - Per Tom Shindledecker
 - City Planning Commission voted to deny the rezone 5-0
 - Concerns were with density, that a duplex/triplex would have to face to the side vs. the street (Midland) and require a driveway be built to the side of the building
 - One residence spoke in opposition
 - Per Chad Oman (the applicant)
 - He is trying to replicate what was done on Davis St near Findlay High School where dilapidated single-family houses were either converted to duplexes or razed and had duplexes built on them. Also, empty lots had duplexes built upon them.
 - The goal is infill development and maintaining / improving the neighborhood
 - Stated specifically that any off-street parking requirements will be met
 - Stated that he does not plan to build a two-story unit
 - Rental range: \$700-850 range, targeting the higher-end market
 - Per Matt Cordonnier
 - Duplex requires four off street parking places

- Thought that City Planning Commission:
 - expressed concerns about the orientation of the building – front doors facing to the side
 - expressed concerns that there are not a lot of duplexes in this area, especially when compared to the area nearer the college
 - that the area near the high school was updating dilapidated structures in an area that was not as well maintained as Midland
 - that there was not one, overarching objection to the rezone request but instead many smaller concerns
- The proposed city-wide rezone changes would change this lot to an R-3; duplex is a conditional use in R-3 which would be granted by City Planning Commission; City Council has no role in granting a conditional use; conditional use permits require site plan in order for City Planning Commission to grant approval; the R-3 / conditional use option provides more safe-guards for the neighborhood vs. rezoning to R-4
- Per Grant Russel
 - Believes this request doesn't fit the north side of Midland which is only single-family units but is compatible with the south side of Midland where there is a large apartment building
 - Generally, favors in-fill development which is what the applicant is trying to do here
 - Agrees that the comparison to the near-FHS neighborhood is not a good one because of the general condition of the neighborhood
 - Thinks this is more like the rezone request granted on W. Lincoln that involved the tear-down of two units on two small lots that were then combined and had a duplex/triplex built upon it
 - Is lukewarm toward this request but would vote to approve
- Per Tom Shindledecker
 - Recognizes this is an older neighborhood
 - Mentioned his general opposition to most development happening on the north side of Findlay
 - Would favor a rezone change to R-3 but not to R-4
- Dennis Hellmann
 - Has questions / conflicts with the request but believes it requires more consideration
 - Has a conflict that will require him to leave the meeting and therefore will motion to table the item
- Motion to table the request (Hellmann / Slough)
 - Motion approved 3-1 (Aye – Hellmann, Slough, Shindledecker; Nay – Russel)

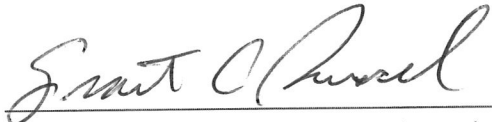
2. Matt Cordonnier provided a brief update on Zoning Map Updates
 - Continue to be on hold because we can't hold public meetings due to COVID restrictions
 - Has had discussions with the Mayor on how to proceed if public meetings do not become a viable option in the near future
 - Will update city website to reflect effort is on-hold

Adjournment

Grant Russel, Planning & Zoning Committee Chair

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