



**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
- Judy Scrimshaw, HRPC

**Applicant:**

- Eric Emory, Tuckerman Development
- Jake Toner, Tuckerman Development
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**Guests:**

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Meeting Start Time: 12:01  
Meeting End Time: 12:38

## 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.

### Tabled Items

1. Midland Rezone
  - Remove from table (Slough / Hellmann) 4-0
  - Russel reviewed previous meeting
    - i. Matt Cordonnier mentioned that this lot would be rezoned to R-3 as part of the city-wide rezone effort. Duplex/triples is a conditional use in R-3 but would require City Planning Commission (CPC) site plan review
  - Russel can support R-3 for this lot because of CPC review, but not R-4 as is being requested
  - Hellmann voiced his continued concerns with the request because of mixing duplex/triplex with single family residences
  - Slough expressed support for development that improves the neighborhood; he asked about the applicants track record with development however nobody could present information about previous projects the applicant had completed.
  - The committee wanted to provide the applicant one more opportunity to change his request to R-3 from R-4 and requested he be present at the July Planning & Zoning meeting to discuss.
  - Motion to table (Slough / Russel) 4-0

**New Items**

1. 253 (parcel #580000238260), 251 (parcel #580000238250), 0 (parcel #580000238240) Madison Avenue rezone
  - Applicant: Tuckerman Development - Jake Toner; Eric Emory
  - Per Matt Cordonnier, CPC discussed this item this morning:
    - i. reviewed the case with little discussion and approved 5-0
    - ii. This is part of the Trenton Ave corridor which needs to be C-2
    - iii. all neighbors notified and no responses received
    - iv. The city-wide rezone does not recommend a rezoning for these properties
  - Per Cordonnier:
    - i. HPRC recommends approval
    - ii. An unidentified national retailer is planning to develop this property; it is common practice that the developer is not identified at this time
    - iii. The committee should consider that this property will be used in the 'worst use allowable in the requested zoning' when deciding on any rezone request – i.e. what is the worst-case scenario that could occur
  - Slough asks if the lot labeled as "C" on the application should we rezone as part of this request; Cordonnier recommends against such a move
  - Per Eric Toner from Tuckerman
    - i. This will not be a 'worst case' use; retail use planned
    - ii. They plan to meet all setbacks with no variance requests expected
  - Dennis asked for confirmation that CPC will review the site plan for this; per Cordonnier CPC will review the site plan prior to any construction
  - Motion: recommend approval as requested (Slough / Shindledecker) Approved: 4-0
  
2. 1020 Adams St vacation
  - Per Matt Cordonnier, CPC discussed this item this morning:
    - i. reviewed the case with very little discussion and approved 5-0
    - ii. this is an 8-foot-wide alley with only two adjacent property owners, both of whom agree with this request
    - iii. The property owner initiating this request has torn down an old garage and is now requesting the vacation in order to gain more room for the rebuild of the new garage
  - Hellmann asked if they are required to clean-up of the front of the property as part of this request. Cordonnier responded that both City Zoning & Findlay Police Department will be following up on items associated with this property.
  - Slough asked what can be done to prevent them from filling it with junk if we grant this request. Cordonnier & Russel responded that it would be treated like any other part of their property once the vacation process was completed.
  - Much discussion ensued along these lines and what efforts could be taken to ensure the condition of the property was acceptable

- Motion: Deny the request to vacate and suggest that they resubmit the request once the property is cleaned-up (Hellmann / Slough)
  - i. Discussion:
    1. Russel asked who defines 'cleaned-up'? Hellmann & Slough suggested that the Zoning Department (aka NEAT) would make that decision.
    2. Shindledecker voiced a concern that this committee might not be the proper place to deny the request; that a more appropriate time would be during the full Council meeting. Russel responded that all this committee is doing is making a recommendation to the full Council on an action to take; that we cannot deny the request in this committee.
    3. Russel voiced concerns that this committee is creating new requirements for rezone requests and also a new city policy of denying requests based upon conditions of the property. For this reason, he would not vote in favor of motion.
  - ii. Vote: 3-1 to approve the motion; Russel dissenting

Adjournment

*Grant C. Russel*

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Grant Russel, Planning & Zoning Committee Chair

## COMMITTEE REPORT

### THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

The **PLANNING & ZONING COMMITTEE** to whom was referred a request from Eric Bibler to vacate the alley between Lot 13081 in the Whitney Addition and Lot 8 in the High Addition from Adams Street to the alley north.

We recommend denial of the request to vacate and suggest that they resubmit the request once the property is cleaned-up. (Hellmann / Slough)

PUBLIC HEARING:

*Grant C. Russel*

Aye  Nay \_\_\_\_\_  
Grant Russel, Chairman

ABSENT

Aye  Nay \_\_\_\_\_  
Bud Haas

Aye  Nay \_\_\_\_\_  
Dennis Hellmann

Aye  Nay \_\_\_\_\_  
Tom Shindledecker

Aye  Nay \_\_\_\_\_  
James Slough

**PLANNING & ZONING COMMITTEE**

**LEGISLATION:** \_\_\_\_\_

**DATED: June 11, 2020**

**COMMITTEE REPORT**

**THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO**

The **PLANNING & ZONING COMMITTEE** to whom was referred a request from Eric Emery/Tuckerman Development LLC on behalf of BDA Properties to rezone 253 (parcel #580000238260), 251 (parcel #580000238250), and 0 (parcel #580000238240) Madison Avenue..

We recommend approval of the rezone as requested (Slough / Shindledecker)

PUBLIC HEARING:

*Grant C. Russel*

Aye  Nay \_\_\_\_\_  
Grant Russel, Chairman

ABSENT

Aye  Nay \_\_\_\_\_  
Bud Haas

Aye  Nay \_\_\_\_\_  
Dennis Hellmann

Aye  Nay \_\_\_\_\_  
Tom Shindledecker

Aye  Nay \_\_\_\_\_  
James Slough

**PLANNING & ZONING COMMITTEE**

**LEGISLATION:** \_\_\_\_\_

**DATED: June 11, 2020**