

# FINDLAY CITY PLANNING COMMISSION



## STAFF REPORT July 9, 2020

### **CITY PLANNING COMMISSION MEMBERS**

Mayor Christina Muryn, Chairman  
Service Director, Brian Thomas, P.E., P.S.  
Jackie Schroeder  
Dan DeArment  
Dan Clinger

Matt Cordonnier, HRPC Director  
Judy Scrimshaw, HRPC Staff  
Kevin Shenise, Fire Inspector  
Jeremy Kalb, Engineering Project Manager  
Don Rasmussen, Law Director  
Erik Adkins, Flood Plain/Zoning Supervisor

# City of Findlay City Planning Commission

Thursday, July 9, 2020 – 9:00 a.m.

## COMMENTS

### NEW ITEMS

1. **ALLEY/STREET VACATION PETITION #AV-03-2020** filed by Kim Hamilton and others to vacate the first east/west alley south of Elm Street and running east from Hurd Avenue to the first intersecting north/south alley.

### CPC STAFF

#### **General Information**

This request is located off the east side of Hurd Avenue and south of Elm Street. The neighborhood is zoned R-3 Single Family Small Lot. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Small Lot.

#### **Parcel History**

None

#### **Staff Analysis**

The property owners are requesting to vacate this portion of an alley. It will run east from Hurd Avenue to the first intersecting north/south alley.

All abutting owners have signed the petition.

#### **Staff Recommendation**

CPC Staff recommends **approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-03-2020** filed to vacate the first east/west alley south of Elm Street and running east from Hurd Avenue to the first intersecting north/south alley.

### ENGINEERING

No Comment

### FIRE PREVENTION

Concern with the apartment that is off the alley with no other access from Elm St.

### RECOMMENDATION

Staff recommends **approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-03-2020** filed to vacate the first east/west alley south of Elm Street and running east from Hurd Avenue to the first intersecting north/south alley.

# AV-03-2020

ALLEY/STREET  
VACATION PETITION  
filed by Kim Hamilton and  
others to vacate an  
east/west alley running  
east from Hurd Avenue  
to the first north/south alley.

## Legend



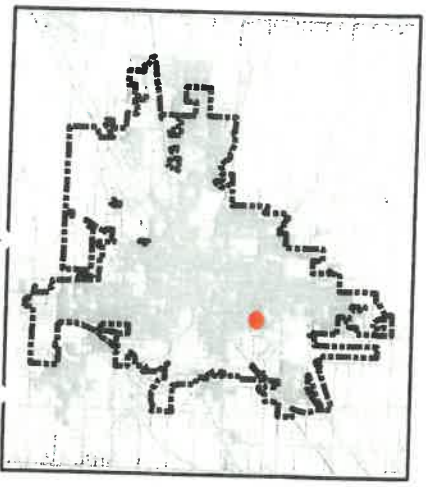
AV-03-2020

Parcels

Road Centerline



Findlay Locator Map



**2. APPLICATION FOR CONDITIONAL USE #CU-01-2020 filed by Ashley and Ronnie Romero, 425 Mona Ln., Findlay to operate a salon from their residence.**

**CPC STAFF**

**General Information**

This request is located on the south side on Mona Lane east of Greenacre Drive. It is zoned R-2 Single Family Medium Density. All abutting parcels are also zoned R-2. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Medium Density.

**Parcel History**

Site is a single family residence.

**Staff Analysis**

The applicant is proposing to convert their one car attached garage into a salon suite. The application states that it will operate three days per week between the hours of 9 a.m. – 9 p.m. The owner is the sole employee.

The definition of a HOME OCCUPATION in the Findlay Zoning Ordinance is: Any use conducted entirely within a dwelling and participated in solely by members of the family residing therein, which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof and in connection with which there is no commodity sold upon the premises except that which is produced thereon, and provided.

Home Occupations are not permitted accessory signage.

In December, 2017 FCPC reviewed a request for a Dog Groomer who also was converting garage area into the space for the business. They were not permitted to change the front exterior of the garage so that it would not alter the appearance of this being a single family home. The intent of a Home Occupation is to remain virtually invisible in the overall residential aesthetic of the neighborhood. Placing a secondary door on that end of the home would change the appearance of it being a single family residence. The groomer was permitted to have an access door on the side of the garage to have a separate entrance. Potentially removing the garage door and installing a window or two would still maintain the single family residential nature.

Our main concern here will be the ability to have off street parking available for clients. This is a single car garage, but the pavement is wide enough for two vehicles. If the owners are both in the driveway, it appears that any vehicles parked behind them could be blocking the sidewalk since the drive is not very long. In normal times, a hairdresser can double book clients to say do a haircut will someone else is processing their hair color. Currently that is not the case with the COVID pandemic, so only one vehicle should be here at any time. If that restriction is lifted, perhaps this particular location should still be held to that standard due to the possible parking issue. If there are numerous complaints at any time after opening, zoning would have to investigate and the owner my risk losing their permit.

Staff received several phone calls inquiring about what was being proposed here, but none said they had any issue with the request.

**Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-01-2020 filed by Ashley and Ronnie Romero, 425 Mona Ln., Findlay to operate a salon from their residence subject to:**

- **Evidence that parking will not be an issue**
- **No changes in the front of house to indicate a business use**

**ENGINEERING**

No Comment

**FIRE PREVENTION**

Plans need to be submitted to Wood County Building Department.

**RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR CONDITIONAL USE #CU-01-2020 filed by Ashley and Ronnie Romero, 425 Mona Ln., Findlay to operate a salon from their residence subject to:**

- **Evidence that parking will not be an issue**
- **No changes in the front of house to indicate a business use**

# CU-01-2020

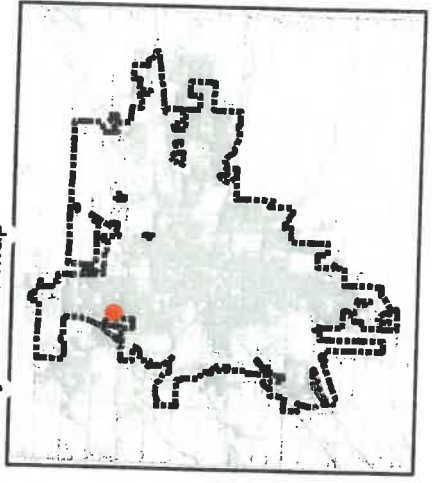
APPLICATION FOR  
CONDITIONAL USE  
filed by Ashley and Ronnie Romero,  
425 Mona Ln., Findlay to operate  
a salon from their residence.

## Legend



425 Mona Lane  
Road Centerline





Findlay Locator Map



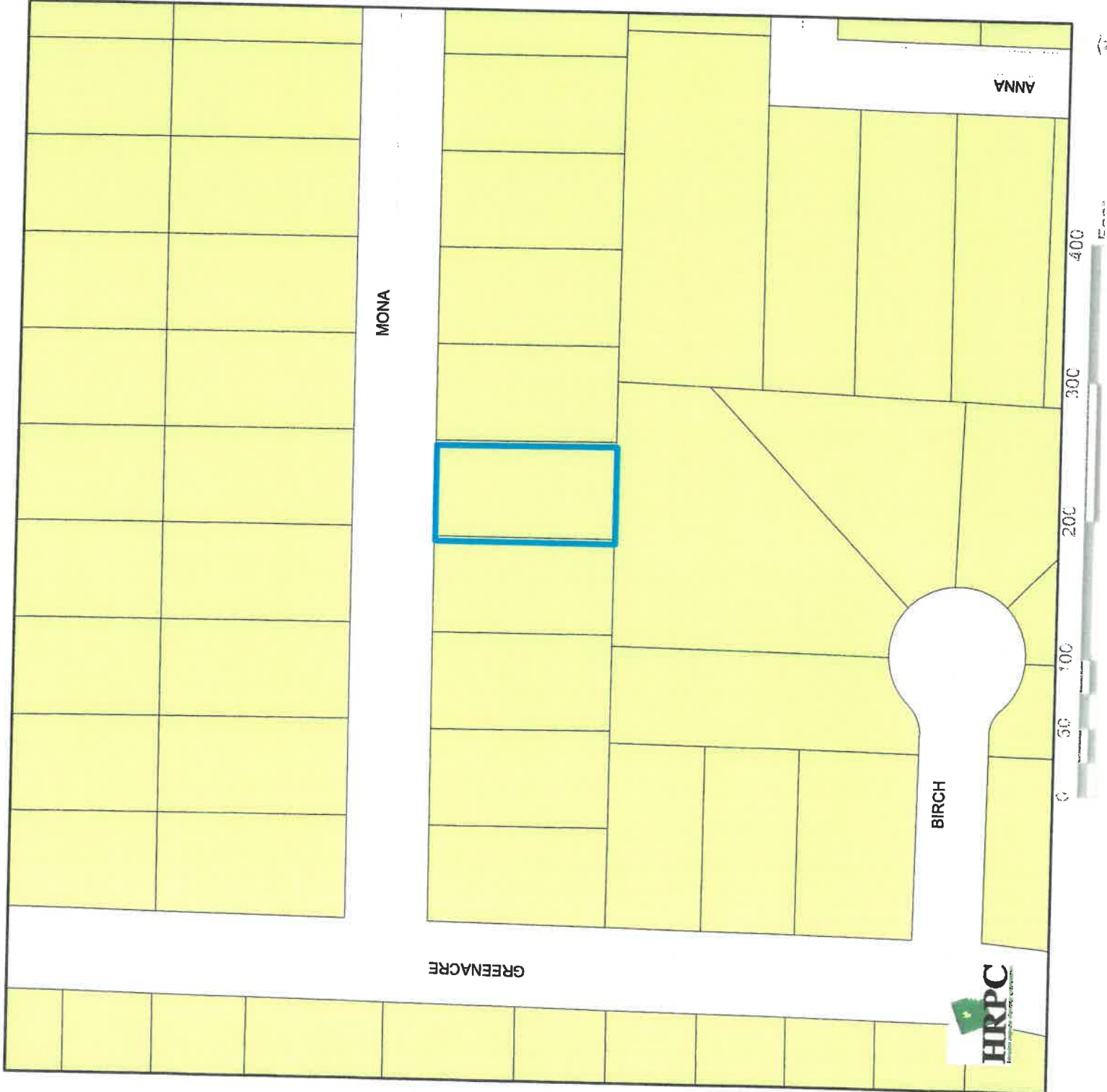
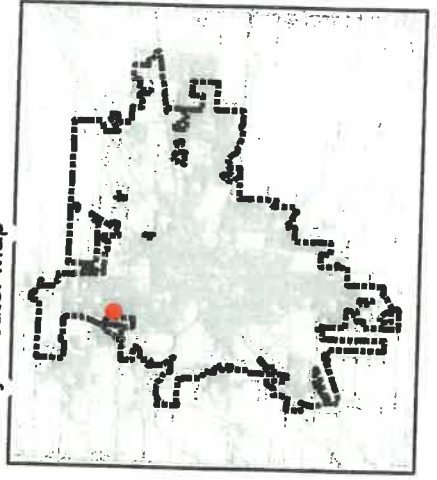
# CU-01-2020

APPLICATION FOR  
CONDITIONAL USE  
filed by Ashley and Ronnie Romero,  
425 Mona Ln., Findlay to operate  
a salon from their residence.

### Legend

-  425 Mona Lane
-  Road Centerline
-  Zoning District
-  R2 - Single Family, Medium Density

Findlay Locator Map



**3. APPLICATION FOR CONDITIONAL USE #CU-03-2020 filed by Fort Properties LLC, 16209 Forest Ln, Findlay for a contractor's office and related storage for Findlay Blasting Inc. to be located on Glessner Avenue.**

**CPC STAFF**

**General Information**

This site is located on the west side of Glessner Avenue. It is zoned C-2 General Commercial and surrounding parcels on the north, east and south sides are also zoned C-2. To the east is zoned R-3 Single Family Small Lot. The majority of the parcel is located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Neighborhood Commercial.

**Parcel History**

The site was a parking lot for a former night club.

**Staff Analysis**

At the June 11, 2020 CPC meeting the site plan for the building was approved subject to verification of access easements for the parcel. We did receive deeds and have obtained a drawing from the County Auditor verifying that the 60' wide strip to the south of the applicant's lot is the area described for access. This is the drive going back to the storage units located west of this site.

Because a contractor's office/shop is a Conditional Use, the Commission should have voted to approve the Use as well as the site plan. Thus, we have brought the item back before the Commission today.

Planning Commission can place Conditions on the approval as they see fit when considering the use. Staff would recommend screening along the north property line between the contractor's property and the Physical Therapy/Day Spa located at 1101 W Main Cross Street. Staff suggests privacy fencing.

**Staff Recommendation**

CPC Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-03-2020 filed by Fort Properties LLC, for a contractor's office and related storage for Findlay Blasting Inc. to be located on Glessner Avenue subject to appropriate fencing along the north property line.**

**ENGINEERING**

No Comment

**FIRE PREVENTION**

No Comment

**RECOMMENDATION**

Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-03-2020 filed by Fort Properties LLC, for a contractor's office and related storage for Findlay Blasting Inc. to be located on Glessner Avenue subject to appropriate fencing along the north property line.**



# CU-03-2020

APPLICATION FOR  
CONDITIONAL USE  
filed by Fort Properties, LLC  
for a contractor's office and storage  
for Findlay Blasting Inc to be located  
on Glessner Avenue.

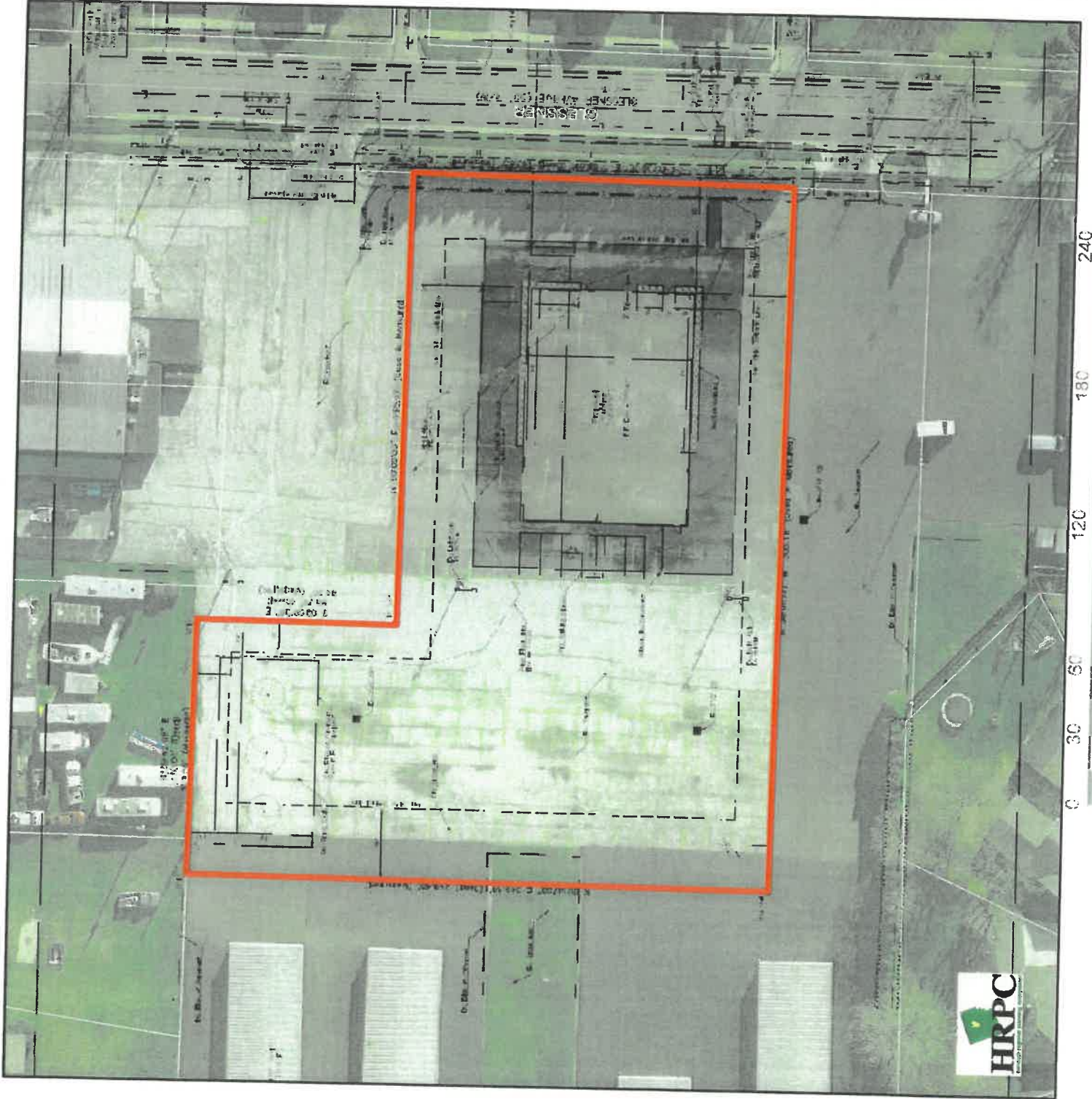
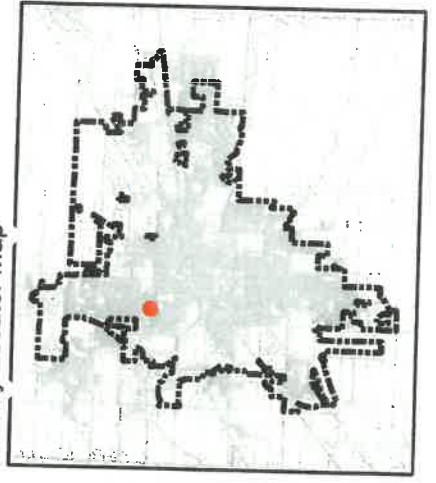
## Legend



Parcels

Road Centerline

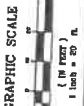
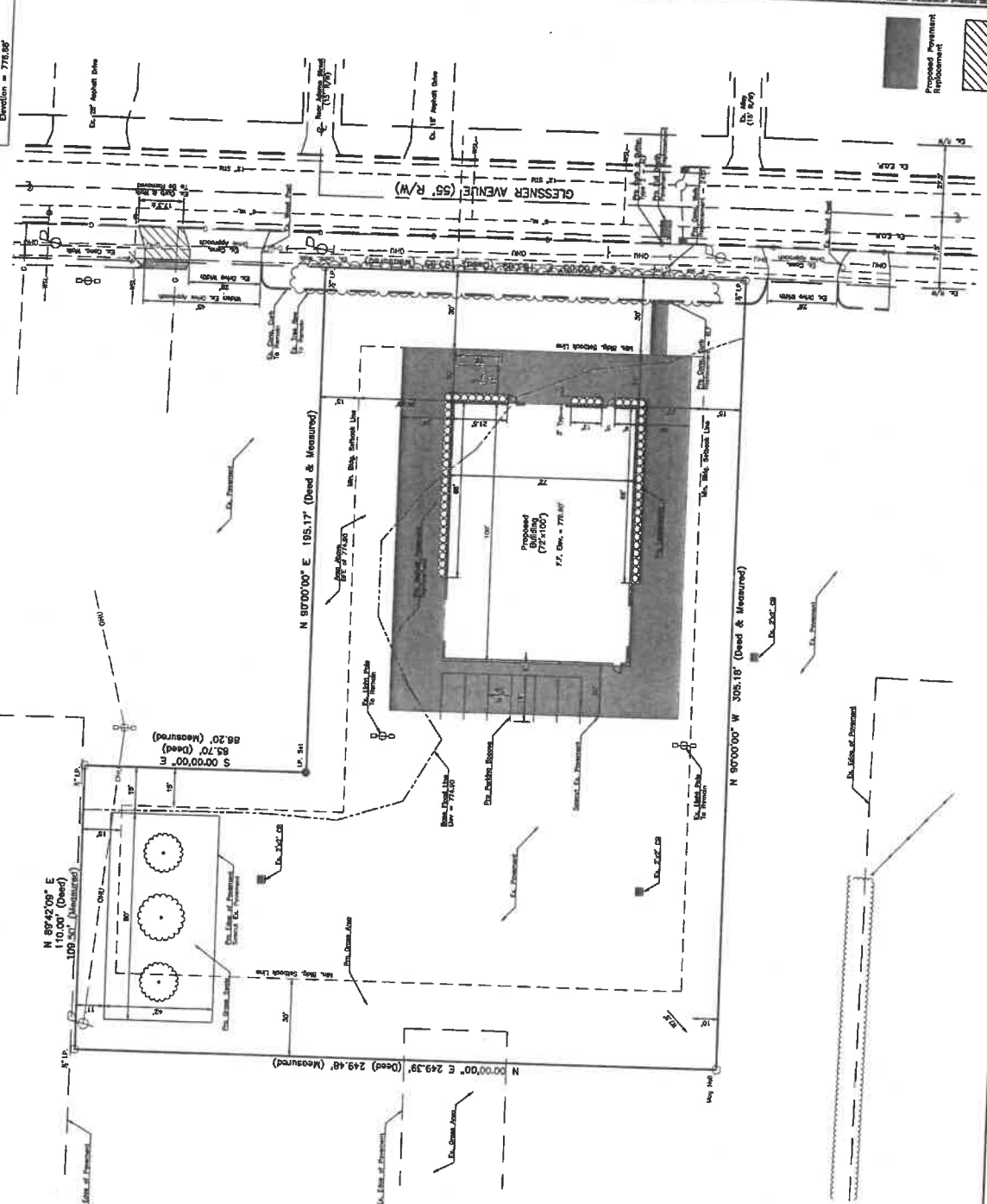
Findlay Locator Map



**CITY of Elyria - Zoning Information**

- Proposed Use: Office  
 District: C-2  
 Setbacks (118.04):  
 Front - 30'  
 Rear - 30'  
 Side - 30'  
 Lot Frontage (118.04): 100'  
 Building Height (118.04): 60' Maximum  
 Parking Requirements (184.17):  
 Required = 19, 1 Handicap Space  
 Provided = 19 (19) (Handicap Space)  
 Landscape Requirements (118.04):  
 Trees:  
 Provided = (3) Trees, 2 1/2 in. canopy, 1 Tree  
 Required = (2) Trees & (1) 2 1/2 in. canopy  
 Elevation, Signage:  
 Required = 58 (2) Signs or Ornamental Trees away  
 Provided = 58

North Arrow  
 Direction = 77.15°



**PETERMAN ASSOCIATES, INC.**  
 ARCHITECTS - ENGINEERS - INSPECTORS - SURVEYORS

**FINDLAY BLASTING, INC.**  
 SITE/LOCATION PLAN  
 GLESSNER AVENUE  
 PART OF THE SW/4 OF SECTION 13, T1N, R10E  
 CITY OF FINDLAY, HANCOCK COUNTY, OHIO

**DOCUMENT PHASE**  
 DISCOR:   
 PREPARED:   
 APPROVED:   
 RECORDED:

DATE: 07/17/2018  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: 20-2143  
 SHEET NO.: 3

**4. APPLICATION FOR SITE PLAN REVIEW #SP-15-2020 filed by Hancock County Agricultural Society, 1017 E Sandusky Street for an additional 18,628 square foot stone parking lot at the County Fairgrounds.**

**CPC STAFF**

**General Information**

This request is located on the south side of E Sandusky Street. It is currently zoned P-O Park and Open Space. Parcels to the south, east and west are zoned R-2 Single Family Medium Density. To the north is zoned R-1 Single Family Low Density. It is located within the 100-year flood plain. The City Land Use Plan designates the site as PRD Planned Residential Development.

**Parcel History**

The most recent review for the Fairgrounds property was for gravel parking in this area which was approved in March, 2020.

**Staff Analysis**

The applicant is proposing to add stone to a portion of a grass parking lot at the north end of the Fairgrounds property. There is currently stone parking to the south of the proposed area.

Parking lots are normally required to be paved in every zoning district except as storage area in Industrial zoning. There is a clause in the Zoning Ordinance (1161.11.1 D) that allows Planning Commission to permit the expansion of an existing gravel, rock or stone parking area after their review and subject to any conditions they may require.

The applicant's engineer has stated that the stone will still permit some of the water to infiltrate into the ground rather than the runoff from pavement. The plans indicate some existing perforated underdrains in the lot.

**Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW APPLICATION FOR SITE PLAN REVIEW #SP-15-2020 filed by Hancock County Agricultural Society, 1017 E Sandusky Street for an additional 18,628 square foot stone parking lot at the County Fairgrounds.**

**ENGINEERING**

*Access –*

Will be from a private drive that is located within the Hancock County Fairgrounds.

*Sanitary Sewer –*

No sanitary sewer is proposed.

*Waterline –*

No water line work is proposed.

*Stormwater Management –*

Detention calculations have been submitted with the plans. Detention will be provided by the onsite widening of Lye Creek and other flood mitigation projects.

*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 Comment





**RECOMMENDATION**

Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW APPLICATION FOR SITE PLAN REVIEW #SP-15-2020 filed by Hancock County Agricultural Society, 1017 E Sandusky Street for an additional 18,628 square foot stone parking lot at the County Fairgrounds.

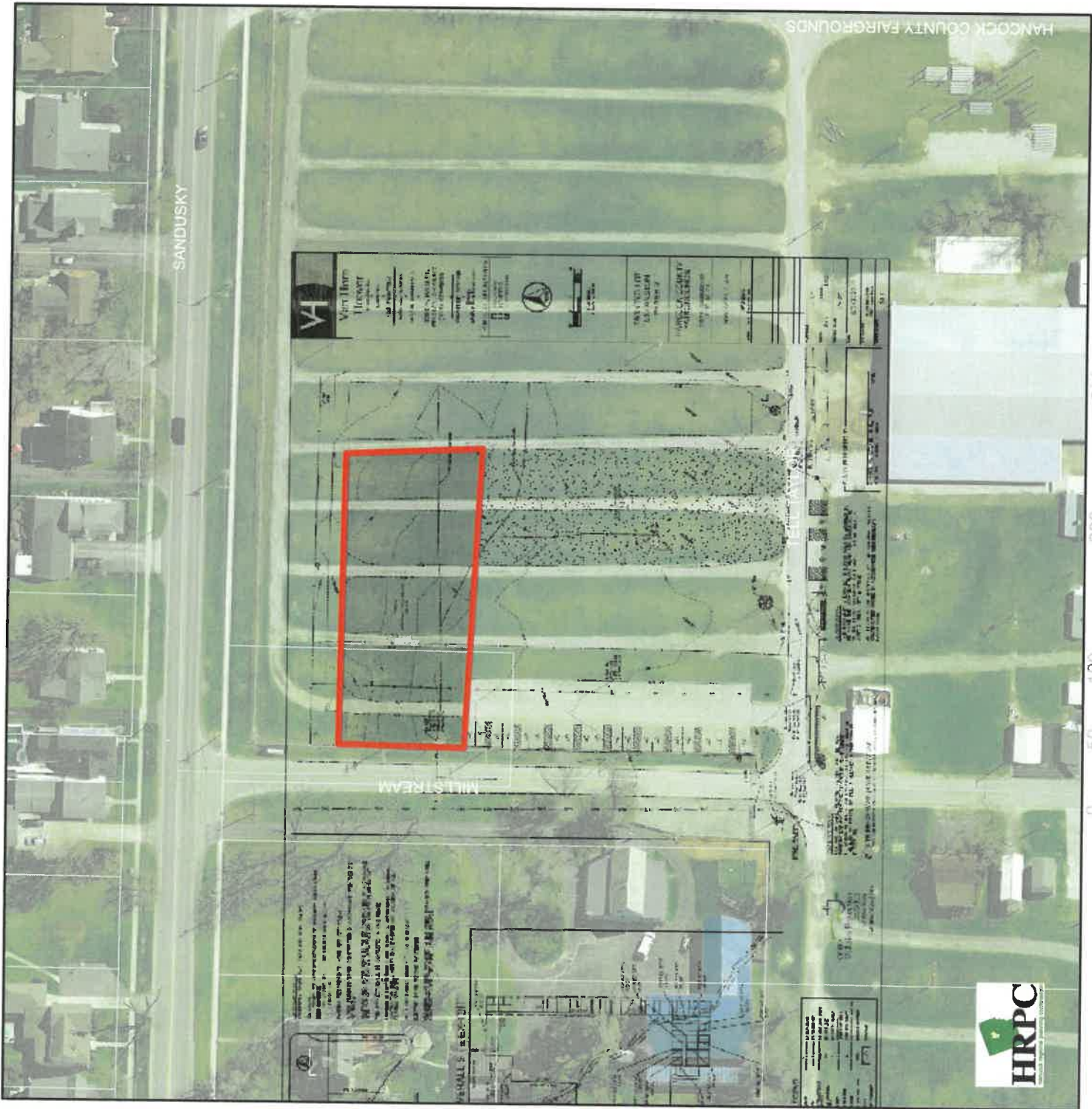
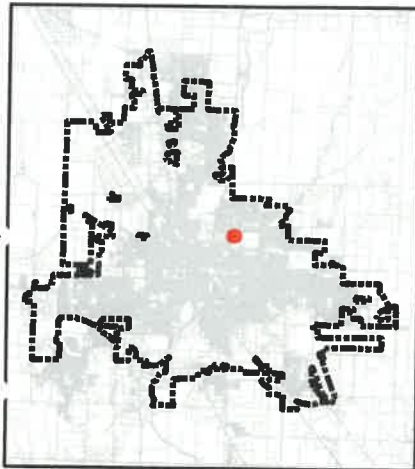
# SP-15-2020

APPLICATION FOR  
SITE PLAN REVIEW  
filed by Hancock County  
Agricultural Society  
for an additional 18,628 square foot  
stone parking lot at  
the County Fairgrounds.

## Legend

-  Fairground Parking July 2020
-  Parcels
-  Findlay City
-  Road Centerline

Findlay Locator Map





**Van Horn Hoover**  
A. Associates, Inc.

SURVEYING  
CIVIL ENGINEERING  
LAND USE PLANNING  
GPS/GIS CONSULTANTS  
3200 N. MAIN ST.  
FINDLAY, OH 45840  
(419) 433-5630  
www.vanhornhoover.com  
E-mail: info@vanhornhoover.com

PHASE OF DOCUMENTS  
 PRELIMINARY  
 CONSTRUCTION

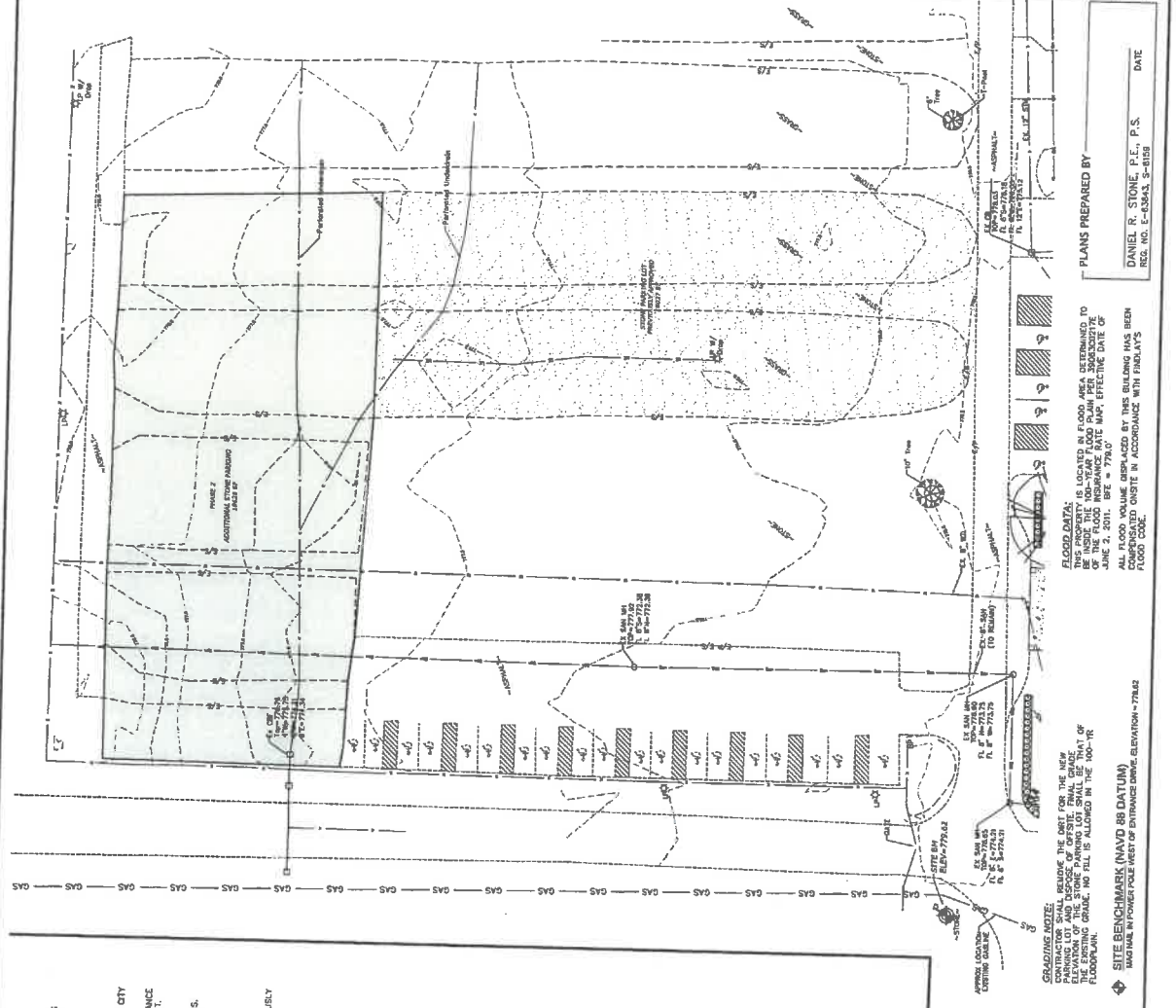


PARKING LOT  
EXPANSION  
PHASE 2

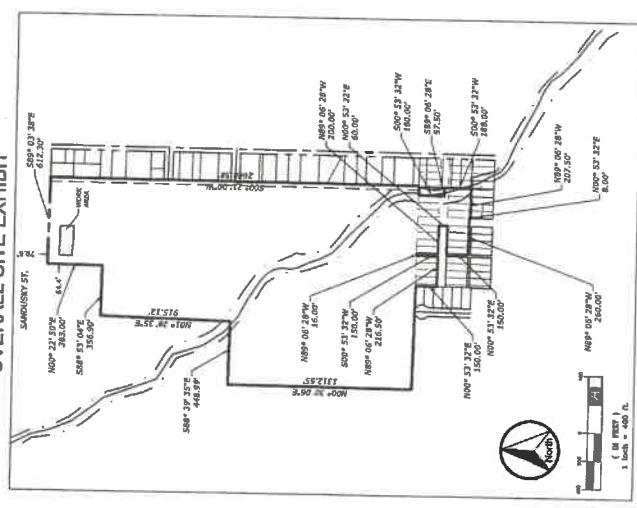
HANCOCK COUNTY  
FAIRGROUNDS  
1017 E. SANDUSKY ST.  
FINDLAY, OH

PROPOSED PLAN

DATE	6/3/2020
SCALE	1" = 20'
DRAWN BY	JJK
CHECKED BY	DRS
DATE	6/3/2020
PROJECT NO.	111
DATE	6/3/2020
PROJECT NAME	HANCOCK COUNTY FAIRGROUNDS



**GENERAL NOTES:**  
CURRENTLY ZONED P-C. PARK AND OPEN SPACES  
SETBACKS TO MEET REQUIREMENTS OF STRICTER SUBSURROUNDINGS  
NEIGHBORHOOD RESIDENTIAL 30' BUTTING RESIDENTIAL: 30'  
INDICATE 30'  
PARKING REQUIREMENTS: NONE PER CITY ZONING  
CONTRACTOR SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY  
OF FINDLAY  
SANITARY AND WATER SERVICES TO BE CONSIDERED IN ACCORDANCE  
WITH THE CITY OF FINDLAY SPECIFICATIONS AND PER PLAN SHEET  
THIS PROJECT SHALL BE COMPLETED IN ONE PHASE  
EXISTING UTILITY SERVICES ARE SHOWN IN APPROPRIATE LOCATIONS.  
CONTRACTOR SHALL VERIFY EXACT DEPTH AND LOCATION OF ALL  
EXISTING SERVICES.  
ALL (100) LABELS SHOWN TO BE REMOVED.  
ELECTRIC TO BE REDESK BY OTHERS  
ELEVATION HAS BEEN PROVIDED IN THE EVENT CENTER PROPOSED  
CONSTRUCTED WITH THE EVENT CENTER PROJECT.



**LEGEND**

○	EXISTING AND NEW	○	CONCRETE
○	WATER VALVE	○	CONCRETE
○	GAS VALVE	○	CONCRETE
○	EXISTING CURB	○	CONCRETE
○	NEW CURB	○	CONCRETE
○	EXISTING SIDEWALK	○	CONCRETE
○	NEW SIDEWALK	○	CONCRETE
○	EXISTING DRIVE	○	CONCRETE
○	NEW DRIVE	○	CONCRETE
○	EXISTING PAVEMENT	○	CONCRETE
○	NEW PAVEMENT	○	CONCRETE
○	EXISTING ASPHALT	○	CONCRETE
○	NEW ASPHALT	○	CONCRETE
○	EXISTING GRAVEL	○	CONCRETE
○	NEW GRAVEL	○	CONCRETE
○	EXISTING SAND	○	CONCRETE
○	NEW SAND	○	CONCRETE
○	EXISTING GRAVE	○	CONCRETE
○	NEW GRAVE	○	CONCRETE
○	EXISTING FENCE	○	CONCRETE
○	NEW FENCE	○	CONCRETE
○	EXISTING SIGN	○	CONCRETE
○	NEW SIGN	○	CONCRETE
○	EXISTING LIGHT	○	CONCRETE
○	NEW LIGHT	○	CONCRETE
○	EXISTING SIGN	○	CONCRETE
○	NEW SIGN	○	CONCRETE
○	EXISTING SIGN	○	CONCRETE
○	NEW SIGN	○	CONCRETE

FLOOD DATA:  
FLOOD DATA IS BASED ON FEMA DETERMINED TO  
BE INSIDE THE 100-YEAR FLOOD PLAIN PER  
FLOOD INSURANCE RATE MAP, EFFECTIVE DATE OF  
JUNE 3, 2010  
ALL FLOOD VOLUME DISPLACED BY THIS BUILDING HAS BEEN  
COMPENSATED ON SITE IN ACCORDANCE WITH FINDLAY'S  
FLOOD CODE.

GRADING NOTE:  
CONTRACTOR SHALL PROVIDE THE COST FOR THE NEW  
DRAINAGE LOT AND DISPOSAL OF OFFSITE FINAL GRADE OF  
THE EXISTING GRADE. NO FILL IS ALLOWED IN THE 100-YR  
FLOODPLAIN.  
SITE BENCHMARK (NAVD 88 DATUM)  
MINIMUM IN POWER POLE MEET OF ENTRANCE DRIVE, ELEVATION = 774.82

**CHHO**  
Utilities  
PROTECTION  
SERVICE  
CALL  
1-800-362-2764



**5. APPLICATION FOR SITE PLAN REVIEW #SP-16-2020 filed by Nickolas Asset Management, 409 S Main Street, Findlay for 13 storage unit buildings to be located at 3640 Marathon Way.**

**CPC STAFF**

**General Information**

This request is located inside the circle created by Speedway Drive and Marathon Way. It is zoned I-1 Light Industrial. To the south and east is also zoned I-1. To the north and west is zoned C-2 General Commercial. 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**

A Final Plat to combine this into new Lot 19 and vacate an easement was approved by FCPC in May, 2020.

**Staff Analysis**

The applicant is proposing 13 various sized storage unit buildings to fill out this parcel. They are shown in three phases.

Phase 7 included 5 buildings in the center area of the parcel plus a stone lot in the northeast corner of the parcel. A new access point from the west side on Speedway Drive is proposed in this phase also. Setbacks and spacing between buildings meet all requirements.

Outdoor Storage in I-1 is a Conditional Use (1161.15 M). Planning Commission must grant the Conditional Use for this portion of the site plan. The storage area may use a permeable surface only if it is enclosed and screened. We do not see any proposed fencing around the lot. The landscaping plan has trees and evergreens along the north side of this section. The plantings should continue down the east side along Marathon Way the length of the storage lot.

Phase 8 contains 6 units at the south end of the parcel and a new access from the south onto Speedway Drive. Setbacks and spacing between buildings meet all requirements.

Phase 9 is in the northwest corner of the parcel and has 2 new buildings. Setbacks and spacing between buildings meet all requirements.

All areas around the buildings are to be paved as required. The proposed landscaping is shown along the west and north sides because these portions abut C-2 General Commercial property.

Elevation drawings submitted with the plan show a height of slightly over 10' at the peak of the roofs. This is well below the maximum permitted in I-1.

**Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-16-2020 for 13 storage unit buildings to be located at 3640 Marathon Way subject to the following conditions:**

- **Approval of the Conditional Use for the gravel storage area**
- **Fencing around the open storage area**
- **Landscaping extended down the east side of the lot along the open storage area**

## ENGINEERING

### *Access –*

Will be from two drives off of Speedway Drive

### *Sanitary Sewer –*

No sanitary sewer is proposed.

### *Waterline –*

No water line work is proposed.

### *Stormwater Management –*

Detention calculations have been submitted with the plans. Detention will be provided by the existing regional detention facility.

### *MS4 Requirements –*

The amount of erodible material that will be disturbed will be more than one acre so the site will be required to comply with the City of Findlay's Erosion & Sediment Control Ordinance.

### *Recommendations:*

- Approval of the Site Plan

### *Permits Needed Before Construction Starts:*

- Curb Cut/ Drive- 2 EA
  - 50 LF and 34 LF
- Sidewalk - 1 EA
  - 1536 LF

## FIRE PREVENTION

Maintain proper access for fire apparatus throughout the complex

## RECOMMENDATION

Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-16-2020 for 13 storage unit buildings to be located at 3640 Marathon Way subject to the following conditions:


- Approval of the Conditional Use for the gravel storage area
- Fencing around the open storage area
- Landscaping extended down the east side of the lot along the open storage area



# SP-16-2020

APPLICATION FOR  
SITE PLAN REVIEW  
filed by Nickolas Asset  
Management for 13 storage  
unit buildings to be  
located at 3640 Marathon Way.

## Legend

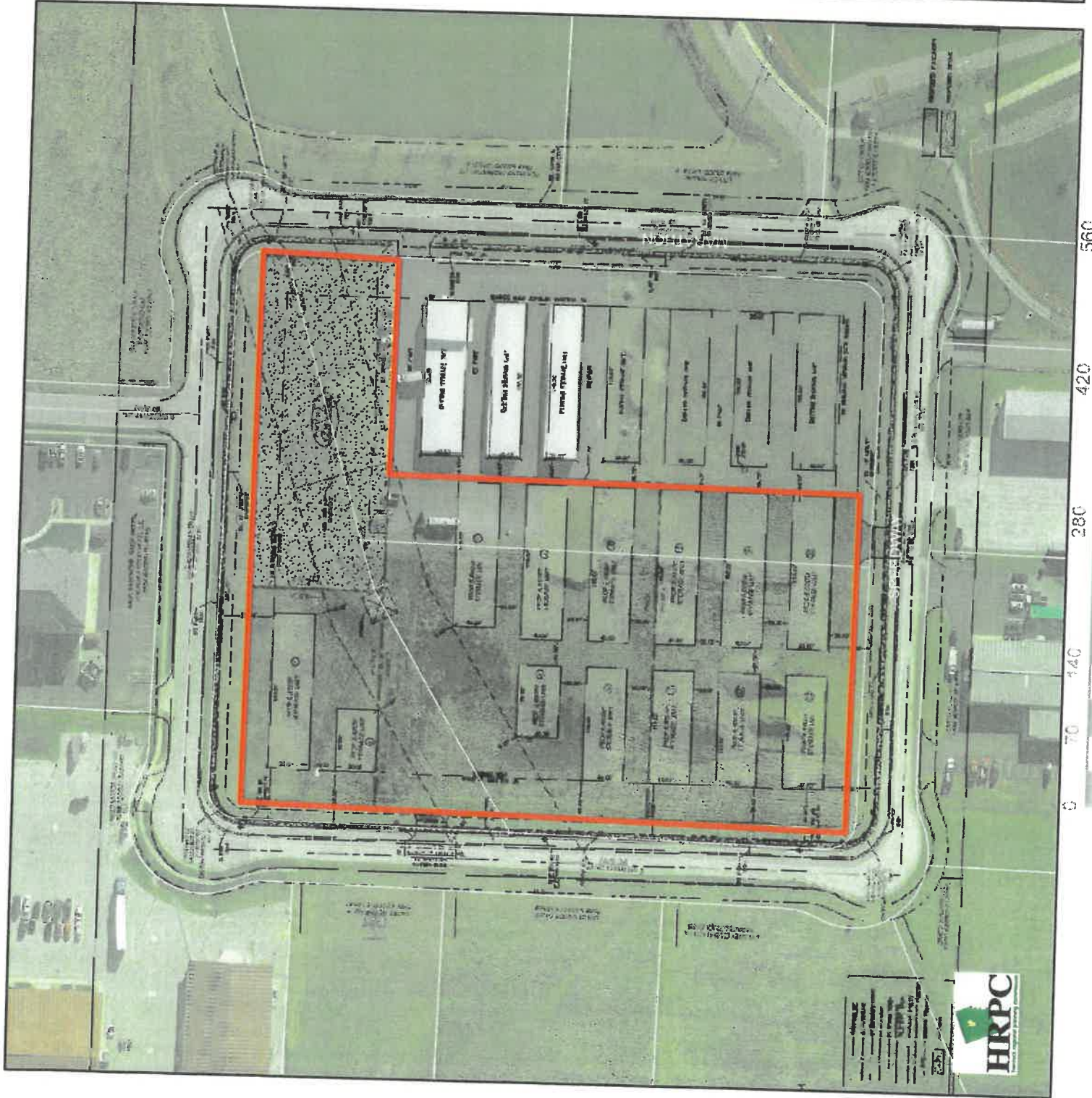
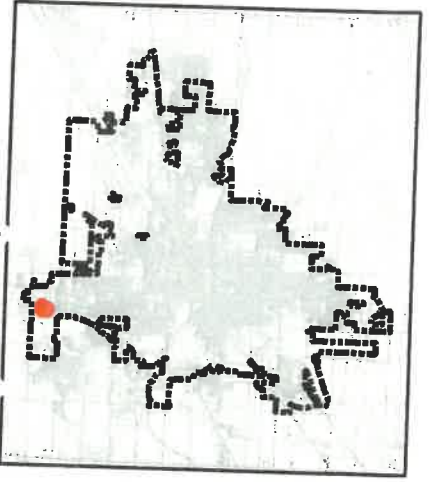
 SP-16-2020

 Parcels

 Findlay City

 Road Centerline

Findlay Locator Map







**6. APPLICATION FOR CONDITIONAL USE #CU-02-2020 filed by Recovery Institute of Ohio, LLC, 1019 Pierce Street, Sandusky, OH for a short term residential treatment and recovery center to be located at 1800 Manor Hill Rd, Findlay.**

**HRPC**

**General Information**

This request is located on the west side of Manor Hill Road south of Silverstone Drive and north of Bluestone Drive. It is zoned M-2 Multiple Family. Parcels to the north and south are zoned C-2 General Commercial. To the west is zoned MH Mobile Home District and to the east is zoned CD Condominium District. It is not located within the 100 year flood plain. The City Land Use Plan designates the site as Regional Commercial

**Parcel History**

This building was originally constructed as a restaurant. Most recently it was rezoned Multi-Family and approved by Planning Commission to be converted to an Assisted Living Facility in 2009. The facility was remodeled, but never opened as such. In 2018, FCPC reviewed a Conditional Use filed by a company from Arizona for a longer term Treatment Facility. In recent times it seems to have been used for some type of corporate housing.

**Staff Analysis**

The applicants wish to purchase this property and change the use to a short-term medically assisted treatment facility for those suffering from any substance abuse disorder.

The M-2 District lists Nursing and Convalescence Homes as a Conditional Use. A Convalescence Home is defined as a place where persons are housed or lodged and furnished with meals, and medical care. Staff interprets this definition to fit the use requested.

All Conditional Uses require Planning Commission approval.

The applicants are not proposing any structural changes to the footprint of the building. They have commented on fencing in the rear of the property.

There is more than ample parking available on the site for potential staff and visitors. It was noted that patients are not permitted to drive and may only be transported by Staff.

**Staff Recommendation**

**HRPC Staff recommends approval of APPLICATION FOR CONDITIONAL USE #CU-02-2020 for a short term residential treatment and recovery center to be located at 1800 Manor Hill Rd, Findlay.**

**ENGINEERING**

No Comment

**FIRE PREVENTION**

No Comment

**STAFF RECOMMENDATION**

**HRPC Staff recommends approval of APPLICATION FOR CONDITIONAL USE #CU-**

**02-2020 for a short term residential treatment and recovery center to be located at 1800 Manor Hill Rd, Findlay.**

# CU-02-2020

APPLICATION FOR  
CONDITIONAL USE  
filed by Recovery Institute  
of Ohio, LLC,  
for a short term residential  
treatment and recovery center  
to be located at  
1800 Manor Hill Rd, Findlay.

## Legend



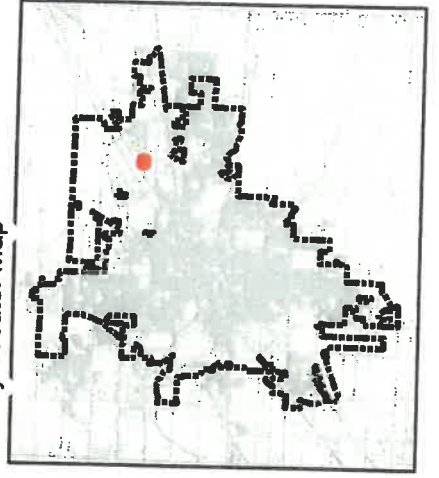
1800 Manor Hill Road

Parcels



Findlay City









Findlay Locator Map



# CU-02-2020

APPLICATION FOR  
CONDITIONAL USE  
filed by Recovery Institute  
of Ohio, LLC,  
for a short term residential  
treatment and recovery center  
to be located at  
1800 Manor Hill Rd, Findlay.

## Legend

-  1800 Manor Hill Road
-  Parcels
-  Findlay City Zoning District
-  C2 - General Commercial District
-  M2 - Multiple-Family District, High Density
-  MH - Mobile Home District
-  CD - Condominium District
-  I1 - Light Industrial

Findlay Locator Map

