

City of Findlay

City Planning Commission

Thursday, August 13, 2020 – 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
 Brian Thomas
 Dan DeArment
 Dan Clinger
 Jackie Schroeder

STAFF ATTENDING:

Matt Cordonnier, HRPC Director
 Judy Scrimshaw, Development Services Planner
 Erik Adkins, Flood Plain/Zoning Supervisor

GUESTS:

Cheryl Post, Jack Patterson, Kyle Inbody, Nate Kehlmeier, Nancy Stephani, Jeff Stephani, Paul O’Sullivan, Tom Shindlecker, Jacob Pistor, Pam Hamlin, David Hufford, Sr., Becky Thompson, Lial Volsch, Marjorie Frisch, Carol Reed-Tarney, Kathy Carte, Jackie Rothenbuhler, Ryan Sprout, Elizabeth Sprout, Lee Ann Rose, Sally Guilford

CALL TO ORDER

ROLL CALL

The following members were present:

Mayor Christina Muryn
 Brian Thomas
 Dan DeArment
 Dan Clinger
 Jackie Schroeder

SWEARING IN

All those planning to give testimony were sworn in by Judy Scrimshaw.

APPROVAL OF MINUTES

Dan DeArment made a motion to approve the minutes of the July 9, 2020 meeting. Christina Muryn seconded. Motion carried 5-0-0.

NEW ITEMS**1. PETITION FOR ZONING AMENDMENT #ZA-07-2020 Doug & Karla Yoder to rezone 1028 & 1030 Hurd Avenue from R-1 Single Family Low Density to R-2 Single Family Medium Density.****CPC STAFF****General Information**

This request is located on the west side of Hurd Avenue south of Lima Avenue. The property is zoned R-1 Single Family Large Lot. All surrounding lots are also zoned R-1. 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 change the zoning of their properties from R-1 to R-2 because they wish to take a small sliver off of 1028 Hurd and add it to 1030 Hurd Avenue. They plan to sell 1028 Hurd Avenue. The parcel is proposed to be changed to R-2 in the map update, but the owners wish to get it changed prior to the sale in order to not have any hurdles for a new owner. The minimum lot size in R-1 is 10,000 square feet and 1028 Hurd is exactly that size now. It will be reduced by approximately 800 square feet with the shift in the property line.

Staff Recommendation

CPC Staff recommends **approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-07-2020 to rezone 1028 & 1030 Hurd Avenue from R-1 Single Family Low Density to R-2 Single Family Medium Density.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends **approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-07-2020 Doug & Karla Yoder to rezone 1028 & 1030 Hurd Avenue from R-1 Single Family Low Density to R-2 Single Family Medium Density.**

DISCUSSION

Mayor Muryn commented that she sees no issue with the request as we have planned to change the zoning on this property in our map update.

MOTION

Christina Muryn made a motion to **recommend approval** to Findlay City Council of

PETITION FOR ZONING AMENDMENT #ZA-07-2020 to rezone 1028 & 1030 Hurd Avenue from R-1 Single Family Low Density to R-2 Single Family Medium Density.

2nd: Jackie Schroeder

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

Item #2 on the agenda was pulled by the applicant prior to the meeting.

3. ALLEY/STREET VACATION PETITION #AV-05-2020 filed by Cooper Tire & Rubber Company to vacate a portion of the northern right-of-way of Lake Cascades Parkway.

CPC STAFF

General Information

This request is located on the south side of Lake Cascades Parkway at the intersection with Western Avenue. The area is zoned I-1 Light Industrial and I-2 General Industrial. It is not located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Industrial.

Parcel History

None

Staff Analysis

Cooper Tire is requesting to vacate a portion of the right-of-way along the north side of Lake Cascades Pkwy. The right-of-way is an odd shape and extremely oversized in this area. With the reduction there will still be an 80' width maintained along the entire roadway.

If the City has no objections we recommend approval. As usual in these cases, the City maintains any easements necessary for utility work, etc. if needed.

Staff Recommendation

CPC Staff recommends that FCPC recommend approval of ALLEY/STREET VACATION PETITION #AV-05-2020 filed by Cooper Tire & Rubber Company to vacate a portion of the northern right-of-way of Lake Cascades Parkway.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends that FCPC recommend approval of **ALLEY/STREET VACATION PETITION #AV-05-2020** filed by Cooper Tire & Rubber Company to vacate a portion of the northern right-of-way of Lake Cascades Parkway.

DISCUSSION

Dan Clinger asked who currently maintains that grass area. Mayor Muryn stated that Cooper has been mowing, etc. Mr. Clinger stated that he assumes there are plans to construct something and that is the reason to want to vacate. Ms. Scrimshaw noted that Brett Gies had presented a plan for some new sidewalks to connect a small parking lot with the outer walkway up to the entrance at the southwest corner of the building and possible upgrade of a small outdoor patio area. There are plans for a possible guard shack and some other things in the future and they would have to encroach into the right-of-way and potentially need variances, so they felt it better to see if they could acquire the excess right-of-way.

Dan DeArment asked if there would still be room if the City ever wanted to widen the area to four lanes. Ms. Scrimshaw replied yes. She thinks there are some areas in town where we have four lanes in less than that.

MOTION

Dan DeArment made a motion to **recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-05-2020** filed by Cooper Tire & Rubber Company to vacate a portion of the northern right-of-way of Lake Cascades Parkway.

2nd: **Christina Muryn**

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

ITEMS TABLED AT THE JULY 9, 2020 MEETING

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.

A letter was submitted by the applicants since the last meeting. The letter addressed some of the concerns brought up at the July meeting by members of the neighborhood on the east side of Manor Hill Road.

RECOMMENDATION

Staff recommends **approval of 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 subject to the following conditions at minimum:

- **The Conditional Use is for a short term detox facility**
- **A privacy fence of either 6' or 8' will be installed along the north property line (location must meet zoning standards)**

- **If the rear (west side) is to be used for outdoor activity by clients, that will also be enclosed with a privacy fence (this must also meet zoning standards)**
- **All exterior doors from individual rooms will be removed**
- **Security systems (interior and exterior) shall be in place and functional prior to the facility opening**

DISCUSSION

Nate Kehlmeier, CEO of Recovery Institute of Ohio, came to the podium to speak. Mr. Kehlmeier commented that they are requesting to remove this item from the table in order to open their short term detox facility. He stated that they plan to do everything that Judy read in her letter in order to do this. The privacy fence will be installed. He commented that they will have the swipe key system to make sure all doors are locked. Only Staff will have access to these. The balcony doors will be changed to a window. The balconies will stay for now, but will eventually be removed.

Dan Clinger asked if they are licensed by the State of Ohio. Mr. Kehlmeier replied yes. Mr. Clinger asked if they are in a relationship with the ADAMHS Board here or other local parties in the addiction treatment area. Mr. Kehlmeier replied that they are private facility and would not be taking money from the ADAMHS Board. He currently works with Erie and Ottawa County. They are licensed with the State and accredited with Joint Commission. The Commission will come in and dissect their program thoroughly to make sure their accreditation stands. Mr. Clinger asked if they would ever lose that accreditation, could they regain it. Mr. Kehlmeier responded that he really did not know, they have never lost it. Most private insurances require the accreditation. If they don't have that, they won't be able to stay open as a business. Mayor Murnyn interjected that Precia Stuby did reach out in support of this program.

Dan Clinger commented that he was not present at last month's meeting, but the minutes were quite thorough and he gained a lot of information, but still has a few questions. He asked if the clients are all there voluntarily or court ordered. Mr. Kehlmeier replied that they could be but it is voluntary to go through the program. Mr. Clinger asked what type of outdoor activity they may anticipate. Mr. Kehlmeier replied that since this is a detox, they are going to be going through withdrawal and will not be very active. Most will be sick and being monitored to get through the withdrawal systems. Probably the only time they will be outside is to smoke a cigarette. There is a covered area in the back that they are going to gate and make a smoking area. They will never be out in the parking lot smoking.

The Mayor also stressed that this is to be a short term detox facility and an approval would limit that in terms of length of stay. So a different type of rehab that is more long term would not be able to just move in. It cannot be limited to the individual business that is applying, but we want to have strict restrictions that limit how it is used. Matt Cordonnier clarified for the applicants that this applies to them as well. If they are only using half the capacity for the detox and want to use some for longer term rehab, they also would need to come back to the board to ask permission for that use.

Dan Clinger stated that he was not available to go to the open house either so is not familiar with the facility. He asked if there are kitchen facilities available. Mr. Kehlmeier replied that there is a full kitchen. There will be a full time chef on staff. There will be a Director of Nursing who

will be a nurse practitioner and there will also be nurses working. There will be behavioral health technicians monitoring the clients, handling the laundry service, taking them out to smoke. Most of them will be CDCAs, which means Chemical Dependency Counselor Assistant. There will be a doctor as the Medical Director.

Dan Clinger stated that instead of removing the doors, they could be secured with lock sets if you didn't want to take off the balconies. Nate replied that this was more a response based on hearing from the community and what would make them more comfortable with the business being here. He feels the balconies are kind of an eyesore and would like to remove those. It will make them feel it is more secure also with the doors gone. Dan DeArment stated that he does not want to back off on the door removal. He thinks it is good. Last month they had talked about some kind of glass enclosure over the balconies and the clients could go out there. He was pleased to see the removal of the doors.

Mr. Clinger commented that he thinks a fence will make it look more institutional. Mr. Kehlmeier replied that they will not fence the entire property. Right now it is just on the north side to block from the gymnastics center. Mr. Clinger suggested some sort of barrier at the southeast and northeast corners to prevent traffic from driving through around the building. The Staff can park up front, there are not really visitors in this time frame to worry about. It might make people feel more secure that folks aren't driving through and throwing anything out, although he does not think that is very likely to happen.

Mr. Clinger asked if the security system is going to cover all aspects of the site. Mr. Kehlmeier replied that everything but the clients' bedrooms will be covered. All the hallways, common areas and outside the building will be surveilled. Dan asked if the windows will be locked. Mr. Kehlmeier responded that they won't be locked, but they will have sensors so the Staff will know if they are opened. Mayor Muryn stated that that probably has to be so for Fire Code. If necessary, they have to be able to get out.

They discussed the issue of perhaps providing a barrier of some kind on the sides of the building so someone cannot drive around. Mr. Clinger just thought it may give another level of comfort to the neighborhood. Mr. Kehlmeier commented that if someone is here trying to get better, from his experience, no one is going to throw them free drugs. They would keep their drugs for themselves. They do not have phones to call someone. If they do get to make a call it is in the presence of a Staff member. They can only call family or the facility they are heading to next for further treatment. Mayor Muryn commented that she thought trying to prohibit cars with some type of barrier would only serve to draw attention to the facility as something that needs to be guarded. It would be very difficult to pull something off that doesn't make it appear like a detention facility. Mr. Kehlmeier replied that he really wants to keep the building looking as it does now. He doesn't want to bring more attention to it.

Mr. Clinger asked if they will spend most of their time in their rooms if they feel ill as he has said. Mr. Kehlmeier agreed. They will only be out to eat, go smoke or get a snack in general. The rooms will be as comfortable as possible to even encourage them to stay there.

Christina Muryn stated that she had received correspondence for and against the project. Most

concerns were with the location being near the neighborhood, the gym. Concerns about people leaving the facility and wandering the neighborhood and if this will affect property value in the area. She understands concerns of the unknown. In her opinion this facility operates very much like an assisted living facility or many other medical facilities. The property was built for such a use and is zoned for it. She stated that she appreciated Mr. Kehlmeier's group addressing the concerns that came out of the last meeting.

Matt Cordonnier asked if they had thought about the signage for the building. Mr. Kehlmeier stated that they had discussed this. They are leaning toward something like Findlay Health and Wellness or Findlay Recovery Center. They do not intend to draw attention to this as a drug and alcohol treatment center. They will use the existing low profile sign structure. Mr. DeArment asked what the center in Sandusky is called. Nate responded that it is Recovery Institute of Ohio. Dan Clinger asked if it was more long term. Mr. Kehlmeier said yes, it would be a next step after being treated at the Manor Hill facility.

Jackie Rothenbuhler, representative for the gym facility to the north, came to the podium to speak. She does agree that the fence on that side of the property improves the comfort level for her clients. She stated that she had asked at the last meeting if there would be preferential treatment for local residents. She was told that there would not be prioritization for local residents. She referenced the letter that Mr. Kehlmeier had sent about being a good neighbor and helping the community and questions how they can do that if they do not give priority to the local residents.

Ms. Rothenbuhler stated that she did get to tour the facility with the prospective owners and appreciated being able to do that. She was concerned that in the list of recommendations the commission did not talk about their accreditation. The applicants stated that they can't get the accreditation until they are operating and she was concerned that the City had not come up with a time frame in which they have to do that as a condition. Mayor Muryn replied that because zoning applies to the use of the property, the appearance and effect on surrounding property, we cannot stipulate accreditation as a condition of approval. They risk not getting paid by insurance companies if they are not accredited. Mayor Muryn stated that the detox process is a step that the person makes the decision to go and they need to act while they are in that mindset. So they call to see if there is a spot available and if so they are on the way. Of course, we want them to serve the local community, but if the call comes, someone needs help, you can't deny them. It is short term and will cycle as such. Mayor Muryn stated that she wants them to be comfortable with the fact that if there are issues with the operation or clientele and the City is getting calls, there are ways to address that outside of zoning.

Matt Cordonnier asked Ms. Rothenbuhler if there was discussion on the location of the fence. She answered that her concern is just where the building sits. The applicant stated that they would probably go all the way back to the property line at the west end. He asked about a cut through drive under a tree at the northeast corner of the lot. He does not want traffic cutting through there either. Ms. Scrimshaw stated that they can close that off if they do not want it there. It really does not serve any purpose for them. Ms. Rothenbuhler stated that she thinks that years ago 1800 Manor Hill needed some additional parking and the agreement came to let a connection be there to use the spaces on her property. Mr. Cordonnier stated that he felt that

should be included as a condition for approval that that connection is closed.

Becky Thompson, a resident in the condos across the street, asked why they are putting this here. Dan Clinger stated that there is probably no perfect model they could find to satisfy people in any area of the City. He sees this as an empty building that can be utilized for a needed purpose. He stated that he has a family member that has struggled with addiction. They are not bad people, it's an illness. Mayor Muryn commented that the construction of the building is set up for individual living and if someone is searching for a property, finding something set up to their needs is a plus. Mr. Cordonnier stated that he had reached out to a Toledo area attorney that specializes in zoning issues. He informed him that we need to be careful because this is a medical use. If this was to serve cancer patients, no one would be in the audience today. Zoning cannot look at the persons using it specifically. One of the shortcomings and/or benefits of zoning is you look at the use and cannot zone against people.

Kathy Carte, 1709 Manor Hill, spoke next. Ms. Carte commented that no one is saying this is not needed. She stated that the developer of what was to be an assisted living facility failed in his designs possibly and wanted far too much money to draw clients. They already have a drug place next door to this, do they need more here? She stated that she feels sorry for those that have family in that situation, but thinks it makes them biased. Just because there is an open building does not mean it's a good place for it. Her home is an investment as she nears sixty and most of the neighbors are older. Ms. Carte stated that the money from their homes will someday go for assisted living or nursing homes. She does not feel that this will do their property values any good. If she wanted to live across the street from something that will look like a jail, she would have moved near the jail. It is surprising to her that all the people that want to start one of these are addicts, not medical people. None of the people in the area are against people getting help, they just don't want it in their neighborhood. Dan DeArment asked Ms. Carte if the drug facility that has been across the street for a few years now has impacted her property value. She replied that she could not know.

Jackie Rothenbuhler commented that she spoke with the lady in the facility next door. She was told that their clients must be clean at least 30 days. The lady told her there are halfway houses all around the community. They go in those and have to be tested every day, they have to go to counselling. Ms. Rothenbuhler said that this facility cannot be compared to what she does. It's apples and oranges. They were surprised that this is what is happening next door because they had not heard anything. The Findlay Recovery Center lady stated that detox is ugly. Ms. Rothenbuhler stated that she hopes it stays in the rooms. She said that addicts are not criminals, but they have some criminal behavior. Ms. Rothenbuhler wonders if they actually run background checks or just ask the person.

Matt Cordonnier commented that the west side of Manor Hill Road is zoned Commercial. He read a list of permitted uses in the City's zoning code for that district. He stated that he knows this was a The Hacienda, a Mexican restaurant, at one time. Over the last few years several people have looked at this building and presented ideas on uses. There were a few versions of corporate extended stay, and of course the last long term rehab proposal. He just wanted to let the neighborhood know that in terms of zoning on this street, these are the list of things that could go on any of the other lots on the street.

The next speaker was Cheryl Post, a resident of Kathryn Court. Ms. Post stated that addiction affects more people than we are ever aware of. The nature of the disease is to suppress one's awareness to that problem. She commented that having a detox center in the community does not symbolize that the community has a problem, but rather symbolizes that the community is aware and provides a solution and support network for those battling the disease. A detox center should not be thought of as a sign of weakness, but as a sign of strength for our struggling citizens. There is a stigma, as we have heard today and it drives those with the addiction to further hide their problem. If we rise above that stigma as a unified community, we can empower those people to change and instead of enabling them to keep using, we can help them. The problem of addiction will not magically go away, but can get worse. If we can be proactive, we can give them a place to begin their journey towards sobriety. Ms. Post said that she overwhelmingly supports the efforts of Nate and the other gentlemen to bring this to our community. She speaks as a grandmother to a young man that she really thought they would lose to addiction through suicide. She witnessed how difficult it was to find a place to take him for help. They have to leave Findlay to find those places. That causes more burden on the family if you are trying to support them. These are not criminals that are going to hurt us. And yes detox is ugly because they are weak and sick. Ms. Post stated that she is 72 and she believes we need to help these people and she supports this proposal.

Another resident of the condos in that area, Pam Hamlin, came forward. Ms. Hamlin stated that it saddens her that we continually come out to say no we can't do this in whatever neighborhood. She recalled maybe 10 years ago when they wanted something in the Wilson Vance neighborhood. Her parents tried to sell their home at one time to the ADAMHS Board and the neighborhood came together and bought the house so it would not be used by the ADAMHS Board. As the mother of an addict it was very difficult to find him the help he needed. When you need that help, you need it now. They are educated people with insurance, and they called and called and could not find him a bed. He sat in Orchard Hall at BVH but when it was time to release him, we couldn't find a bed in a rehab. He has been in and out of treatment for 8 years. The last treatment was a few years ago when she picked up the phone and made a connection with Nate Kehlmeier. He answered the call, was able to get him into a facility. Her son still has struggles but over time he has come to learn that it all relies on him. She is proud that he is now 2 years sober, he has a job with the City of Ann Arbor and is doing well. If it wasn't for getting him to detox she doesn't know what would have happened. Detox is the first step and we need this desperately in our community. She welcomes this. Living close to the site she hopes she can volunteer. Ms. Hamlin said she understands peoples' concerns, but we can't keep turning our heads.

Dan DeArment asked about the background checks. Jacob Pistor responded that they can search registered sex offenders online. They will not admit those persons. If there is a non-violent crime on record they can be admitted. Traffic violations are on a criminal record, but that is minor. Their policy is no sex offenders and a violent felony record is a no go also. A lot of times people need help at odd hours and the only way to check is to Google them on short notice. Mayor Murn said that if there is documented policy and procedure for this we would like them to share those. Mr. Pistor replied that they would be happy to share that information with her.

Marge Frisch commented that she sympathizes with what some have gone through. She is

president of her condo association and she has had four people call her even after receiving the information on the changes the applicants would make to the property. The elderly do not handle the stress well along with other health issues they may have. They don't think they will be able to walk through the neighborhood for exercise anymore. They won't be able to sit on their patio and relax. They perceive that there is a danger in their neighborhood now. Not as many could attend because of COVID. Two years ago, when the other rehab was proposed they filled this room. If this is approved it will lock them in and put them in a prison in their homes. Ms. Frisch also said that if she had a grandchild, she would not want them going to the gymnastic facility next to a place where there are addicts. She may have to relocate or shut down her facility because of this.

Mayor Muryn commented that there is currently a drug facility in the area. Individuals are in ongoing recovery. They go in and out daily to get their medicine. She sees that as more of a risk than individuals who are actively going through withdrawal. They are throwing up, they are weak and experiencing, from descriptions she has heard, something ten times worse than the flu. She stated that she understands that the perception is that something like this creates an unsafe community. The only way to change a perception is with reality. What we are considering here is an appropriate use for the zoning that is before us. We are trying to make sure that the aesthetics of the building are consistent with the area. And from control standpoints and the individuals in the community, that has to be addressed elsewhere. Addressed by accreditation, from the neighbors keeping a watchful eye, the applicants working with the ADAMHS Board and other organizations. What we can control here is the environmental impact of the building and the use of it. The mayor wants what is best for the community and does not want it to have any negative impact on the community. At this point she would be voting to approve this.

Jack Patterson, a condo resident, came forward next. He had circulated a petition of those against this before the last meeting. He stated that if any of the elected officials of this City would not want this in their back yard, do not put it in his. Many of the ladies in his complex are scared to death because they live alone.

Dave Hufford with Hufford Family Funeral Home stated that they are beside the other drug facility. He believes this is a needed service, he has seen the onset of those who cannot survive recovery. There is a doctor's office here that has narcotics, he has chemicals at the funeral home that can be used also. Watching those getting treatment on a voluntary basis at the existing facility, he has seen some sketchy things go on. After reading the proposal for fencing on the north side, he does not want to see fence on the south side, but maybe a row of arborvitae. Something more aesthetically pleasing. He thinks the property values on the other side of the road as well as their own may suffer. Someone at a visitation over the weekend said she had heard about the facility. He agrees with the elderly neighbors who are frightened. He would like to see something on the south side also after witnessing the addicts that use the other facility. They wander, and he has taken to keeping garage doors closed and vehicles locked that he did not do before. Those clients could transport.

Nancy Stephani who has done emergency services in this community for 25 years, addressed the Commission next. She stated that she is hearing a lot of fear of people that she used to work with every day. She said she has never, ever been afraid of an addict or an emergency psych

client. She pointed out that we are talking about medical detox, not rehab. It is not long term, it is 7 to 10 days when they are sick and getting medication. They won't be out wandering. They may have a cigarette occasionally, but most will probably skip those because they are sick. There is a lot of fear for lack of knowledge. We lose a lot of patience because they may need to do it over and over again. Anyone that has tried to quit smoking or lose 10 pounds is the same. These are your family members, your neighbors, your friends in these situations. These gentlemen are giving us a huge gift in bringing this facility to this community. As someone who has worked in this field, she thinks should could fill it in a week with local people. Others she knows in her field here are ecstatic about having this come here. They will be happy to have a local place to send local people. She asks the Commission to please approve this proposal. An audience member asked if she would like it in her neighborhood. Ms. Stephani said she would welcome it in her neighborhood. She has low income housing down the street from her and would totally welcome it in her neighborhood. There is not an empty building near her to put it in but these people have found a way to utilize a vacant building.

Sally Guilford, 1622 Kathryn Ct., stated that she is in favor of this facility also. She commented that we need to have some faith. These young men have addressed the concerns. She was not aware of the existing drug treatment office next door. She commends these young men because they have "walked the walk" and know what addicts go through. She has to feel that they will have the medical people who are knowledgeable in all the phases necessary. She would like to have some faith in the next generation and let some people that know help address the issue. The building is there, there are many other commercial things that are on the street. She is just a block away. She again stated that she is in favor of this.

Lial Volsch is representing the applicants in the purchase of the building. She had a granddaughter with severe drug issues. She learned through the hell they went through that we need a facility with a good reputation. Her granddaughter went through rehab twice and has now been 4 years clean. She has a full time job, is doing fantastic and seems to have no desire now to go back to the life she was leading. She is not young either at 70 years old. She is here to say she is aware of these gentlemen's reputation. The problem is here and we can't turn our head to it. If anyone is going to come in and do this job, she would be happy to have someone with their reputation, background and knowledge.

Dan Clinger commented that when we addressed this a couple years ago we had much less information on the applicants then we have this time. He stated that he appreciates the audience both pro and con. We certainly want to make an unbiased decision. This group is charged with seeing that conditions of zoning are met and that we are allowing someone to use the premises in an approved manner.

Mayor Muryn asked to make two amendments to the recommendations that are before us. She wants to add "before opening" to the fourth bullet point that all exterior doors are to be removed. She also wants to add that the parking lot connection in the northeast corner of the lot is removed.

Dan Clinger asked about the condition in regard to the west side fencing. Now that the applicant has stated they would enclose an existing covered area for smoking, it does sound like a fence

would be out back. The applicant commented that they would probably not fence that now, but he does plan to try to make it better looking back there with some planters instead of just bare parking lot. That will give the clients something to look at. There is some heavy foliage at the very rear of the lot as a natural barrier also.

Mayor Muryn also commented that we needed to add the landscaping on the south property line which Mr. Hufford brought up. Mr. Cordonnier noted that the problem with landscaping is that it takes time to fill in and grow the height wanted. He showed the aerial photo of the property and said his only concern with arborvitae is if there is space enough on their property to plant these. Arborvitae may be option one and two might have to be a fence. Mayor stated that perhaps stating that it is a sufficient landscape barrier. Mr. Cordonnier said that perhaps the property owner to the south might be agreeable to allowing it to cross the line. He noted that several times in his career he has seen someone install 4 arborvitae across 400 feet and think that is a landscape barrier. If we discuss the arborvitae, we consult a landscape architect to find out how many should be planted and what spacing they require. You can allow HRPC to work with the applicant and architect to decide on the requirement.

Ms. Scrimshaw asked if they wished to specify the height of the fence. She had stated 6 or 8 feet in our recommendations. They should be given one or the other. 8 feet is the tallest fence permitted by zoning. Jackie Rothenbuhler commented the higher the better for her. So she prefers the 8 foot.

Jackie Schroeder asked for clarification of the first condition that it is short term detox facility. If a future owner comes in and wants to do anything different, they will have to come back for review. The Staff concurred.

Mayor Muryn asked a procedural question. Do we need to vote to remove this from the table formally or does the discussion accomplish that? Mr. Cordonnier replied that he would ask for a vote to officially remove from the table. Dan Clinger made the motion to officially remove this item from the table. Jackie Schroeder seconded. Motion passed 5-0-0.

Mayor Muryn a made motion to approve **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 subject to the following conditions:**

- **The Conditional Use is granted for a short term detox facility**
- **An 8' high privacy fence will be installed along the north property line of the building. This shall meet requirements of the City of Findlay zoning ordinance.**
- **The rear area designated for outdoor smoking or activity shall be secured**
- **All exterior doors from individual rooms shall be removed and replaced with a window**
- **Security systems, both interior and exterior, shall be installed and functional prior to opening the facility**
- **The connection between the parking lot of the property to the north and 1800 Manor Hill at the northeast corner of the property shall be removed. May be blocked off with landscaping, curb, etc. as long as it prohibits passage between the two parcels.**

- **A landscape barrier shall be installed along the south property line to screen that side of the property. Plan shall be submitted to HRPC for review and approval**

Dan DeArment seconded the motion

Motion passed 5-0-0.

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

ADJOURNMENT

Christina Muryn
Mayor

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