

City of Findlay City Planning Commission

Thursday, January 9, 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
Jackie Schroeder
Brian Thomas
Dan Clinger
Dan DeArment

STAFF ATTENDING:

Matt Cordonnier, HRPC Director
Judy Scrimshaw
Erik Adkins, Flood Plain/Zoning Supervisor
Jeremy Kalb, Engineering Project Manager

GUESTS:

Dan Stone, Steve Gibbs, Jacob Mercer

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 asked for some clarification on the last page of the minutes. He asked how the water was being diverted and intercepted into “their system”. He said he thought it should just say into Lye Creek. Mr. Thomas and Dan Stone agreed. Mr. Clinger made a motion to approve the minutes of the December meeting with that correction to the last sentence. Jackie Schroeder seconded. Motion carried 5-0-0.

ITEMS TABLED AT THE DECEMBER 12, 2019 MEETING

1. PRELIMINARY PLAT APPLICATION #PP-03-2019 filed by Country Club Acres, 655 Fox Run Rd, Findlay OH, for Hunter's Creek 12th, 13th, 14th and 15th Additions.

Jackie Schroeder made a motion to remove this item from the table. Dan DeArment seconded. Motion passed 5-0-0.

Mayor Muryn noted that we had a letter from the applicant requesting that this item be withdrawn from the agenda.

Dan DeArment made a motion to accept the withdrawal of Preliminary Plat Application #PP-03-2019. Dan Clinger seconded. Motion passed 5-0-0.

NEW ITEMS

1. ALLEY/STREET VACATION PETITION #AV-01-2020 filed by Habitat for Humanity, 1200 Commerce Parkway, Findlay to vacate a portion of N. Blanchard Street right-of-way formerly known as Lots 2509-2511 of the Strothers Addition to the City of Findlay.

CPC STAFF

General Information

This property is located on the southwest corner of the bend on N. Blanchard Street. It is not zoned as it is considered part of the street right-way. It is not located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as General Commercial.

Parcel History

The land is a vacant grass parcel that abutted a former mobile home site. A Special Review was before CPC in May 2016 proposing to vacate this section of right-of-way.

Staff Analysis

As stated previously, Habitat submitted a Special Review request in 2016 prior to acquiring the mobile home park to see if the City would be amenable to vacating this area. The Commission was in favor of the vacation with a stipulation that the City would not want driveways onto N. Blanchard Street. An alley at the rear of the properties would provide means of access.

Staff Recommendation

CPC Staff recommends that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-01-2020 to vacate a portion of N. Blanchard Street right-of-way formerly known as Lots 2509-2511 of the Strothers Addition to the City of Findlay.

ENGINEERING

This application is for a partial vacation of right of way along North Blanchard Street with no public utilities in the location of the proposed vacation area. This recommendation of approval does not approve the location, size, etc. of any proposed future buildings. Any future proposed building will need to provide some information regarding sight distances around the curve in correlation with any future building or structure. We would also like to add some comments regarding future structures so that the applicant can be made aware of them now.

Access- All access for futures structures will need to come off the alley that is located at the rear of the lots. No driveways will be allowed to access North Blanchard Street.

Sidewalks- There are no existing sidewalks located on this side of North Blanchard Street, if future structures are added to the lots sidewalks will need to be constructed as part of any future building project.

FIRE PREVENTION

No comment.

RECOMMENDATION

Staff recommends that FCPC recommend approval to Findlay City Council of ALLEY/STREET VACATION PETITION #AV-01-2020 to vacate a portion of N. Blanchard Street right-of-way formerly known as Lots 2509-2511 of the Strothers Addition to the City of Findlay.

DISCUSSION

Dan Stone stated that when this first came up a couple years ago, they had discussed the site line study looking north and south from the alley. If they move forward with development, they will do such based on the buildings they would propose.

Dan DeArment asked how many houses they might be planning to put here. Mr. Stone replied that they were looking at six or seven. Dan Clinger asked if the alleys between the lots might be proposed to be closed when developed. Mr. Stone said he knows one alley has a corridor of utilities in it. Judy Scrimshaw said it appears that the one farthest west is actually vacated. She stated it looks like it was labeled as mobile home park alley, but was just a driveway.

Mr. DeArment asked if some of the large trees would possibly have to be removed to clear a site line. Mr. Stone replied that it would be looked at, but if lower branches can be removed to help, that would be done. Often existing trees don't affect the site lines. Ms. Scrimshaw noted that they might lose some trees when they installed sidewalks. There are currently none along Blanchard here, but they would have to be installed as houses were built.

Dan Clinger asked if this was City property when the mobile home park was there. Mr. Stone replied yes, it has been since the curve was put in on N Blanchard. Ms. Scrimshaw noted that the City just has to mow it now. Mr. Clinger asked if there is any compensation to the City if they vacate it. Ms. Scrimshaw replied that that is not the normal practice. The City just signs it over and they are not responsible for any maintenance on it after that. Ms. Scrimshaw stated that when Jean Dove still had the mobile park and no longer wanted it, she had approached Lydia Mihalik to see if she could donate it the City since it did abut some grass area they had. She thought perhaps they would want to make a park there, but the City was not interested.

Dan DeArment asked if Habitat planned to develop this in 2020. Mr. Gibbs replied no. He stated there is no time frame at this point. At this time, their 2020 and 2021 schedule is full as far as builds. They can only do as much as they have the volunteers for.

MOTION

Dan DeArment made a motion to recommend approval to Findlay City Council of **ALLEY/STREET VACATION PETITION #AV-01-2020 to vacate a portion of N. Blanchard Street right-of-way formerly known as Lots 2509-2511 of the Strothers Addition to the City of Findlay.**

2nd: Christina Muryn

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

ADJOURNMENT

Christina Muryn
Mayor

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