

# City of Findlay City Planning Commission

Thursday, April 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

**GUESTS:** Dan Stone, Tony Scanlon

## 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

Jackie Schroeder made a motion to approve the minutes of the March 12, 2020 meeting. Dan Clinger seconded. Motion carried 5-0-0.

Brian Thomas made a motion to bring **APPLICATION FOR SITE PLAN REVIEW #SP-03-2020 filed by Quality Lines Inc. which was tabled March 12, 2020 off the table for discussion.** Jackie Schroeder seconded.

**Motion passed 5-0-0.**

**APPLICATION FOR SITE PLAN REVIEW #SP-03-2020 filed by Quality Lines Inc., 2440 Bright Road, Findlay for four (4) 40' x 320' storage unit buildings and a 100' x 140' storage and maintenance building for the utility company's trucks.**

**CPC STAFF**

The applicant has submitted a revised site plan.

The BZA granted a variance to allow a 30' setback from the north property line at its March 12, 2020 meeting. They have shifted the new maintenance/office building south 20 feet to meet that setback. The storage unit buildings have also been moved south.

**ENGINEERING**

No comment.

**FIRE PREVENTION**

No comment.

**RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-03-2020 filed by Quality Lines Inc., 2440 Bright Road, Findlay for four (4) 40' x 320' storage unit buildings and a 100' x 140' storage and maintenance building for the utility company's trucks.**

**DISCUSSION**

Dan Clinger asked if they had to squeeze up the retention area a little by moving everything south. Mr. Stone replied that it did by one foot.

Mr. Clinger stated that it looks like some of the area will hold water all the time. Mr. Stone replied yes. With the Ohio EPA water quality now you have to have a two to three foot hole that holds water all the time. Any suspended solids that might drain off the parking lot, etc. will sit there, settle out into the bottom and the clean water goes along the top to the outlet. It ends up being a maintenance thing, but that's what they want and we have to comply.

Mr. Clinger asked if there is a fence back there. Mr. Stone replied no.

**MOTION**

Dan Clinger made a motion to approve **APPLICATION FOR SITE PLAN REVIEW #SP-03-2020 filed by Quality Lines Inc. for four (4) 40' x 320' storage unit buildings and a 100' x 140' storage and maintenance building for the utility company's trucks.**

**2<sup>nd</sup>: Dan DeArment**

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

**NEW ITEMS**

**1. PETITION FOR ZONING AMENDMENT #ZA-04-2020 filed by G & H Enterprises, LLC to rezone Lots 1889-1894 in the Portz Addition and Lots 1369-1376 in the Jones & Adams Addition from M-2 Multiple Family High Density to R-4 Duplex/Triplex High Density.**

**CPC STAFF****General Information**

This request is located on the east side of Western Avenue between Adams Street and Putnam Street. It is zoned M-2 Multiple Family High Density. Land to the south and west is zoned R-3 Single Family High Density. Land to the north is zoned R-3 Single Family High Density and C-1 Local Commercial. Land to the east is zoned C-1 Local Commercial. 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**

This parcel was the site of St. Michael Catholic School for many years. The School was closed by the Church many years ago. Since that time, it was used temporarily as Church offices and then leased to a charter school. After the buildings were demolished, it served as a temporary parking lot. The current owners had the land rezoned to M-2 Multiple Family High Density in early 2019.

**Staff Analysis**

The property owners are requesting to change the zoning to R-4 Duplex/Triplex in order to construct duplex or triplex units on the property. In the R-4 district, one duplex or triplex is permitted per lot. There are 14 underlying lots on the property. The district requires a minimum frontage of 45' and 4500 square feet of area. All of the lots as platted in the subdivisions here are 50' wide and anywhere from 160' deep to 170' or deeper. So all of these would exceed the minimum area.

All of the lots will need to obtain their own parcel numbers as they are used again. The subdivision was never vacated, but lots were combined into two tax parcels at some time.

**Staff Recommendation**

**CPC Staff recommends that FCPC recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-04-2020 filed by G & H Enterprises, LLC to rezone Lots 1889-1894 in the Portz Addition and Lots 1369-1376 in the Jones & Adams Addition from M-2 Multiple Family High Density to R-4 Duplex/Triplex High Density.**

**ENGINEERING**

None

**FIRE PREVENTION**

None

### **RECOMMENDATION**

Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-04-2020** filed by G & H Enterprises, LLC to rezone Lots 1889-1894 in the Portz Addition and Lots 1369-1376 in the Jones & Adams Addition from M-2 Multiple Family High Density to R-4 Duplex/Triplex High Density.

### **DISCUSSION**

Tony Scanlon commented that they feel that going this direction will actually give them buildings that blend in more with the neighborhood. There were a lot of concerns from neighbors about the size of the buildings when they planned on the multi-family development. This plan will allow them to build a couple units at a time that are smaller rather than a large phase. They feel it will actually be an improvement for the neighborhood over the large scale development.

Mayor Muryn commented that she thought it would be a great plan to update the neighborhood. She stated that she appreciates them making the investment and providing more housing for the community.

Dan Clinger asked if he thought they would be mostly duplexes or a mixture of those and triplexes. Mr. Scanlon stated that they will mostly be duplexes. There a couple of vacated alleys in the parcel that they may attach to a lot next to it and allow for a possible triplex. Mr. Scanlon added that he should also have more off street parking with this concept. He explained that the units will be 20' wide and he'll have a 20' x 40' area to accommodate four parking spaces and some will have a two car garage with parking behind the garage.

Mr. Scanlon addressed the question about the vacated alley behind the lots on Putnam Street that was received by Planning Commission. As they had before, they plan on keeping access open for the folks living there.

Dan Clinger asked if Mr. Scanlon recalled what the number of units on the previous plan was. Mr. Scanlon stated that the M-2 could have allowed up to 35 units. Their original plan had around 30. Mr. Scanlon said they would definitely utilize 12 of the 14 lots here. He doesn't think it will be practical to use the two that abut Western Avenue. There will definitely be 24 units if all duplexes with the potential for two or three triplexes using the vacated alleyways. In total that could be 26 or 27 units.

### **MOTION**

Christina Muryn made a motion to recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-04-2020** filed by G & H Enterprises, LLC to rezone Lots 1889-1894 in the Portz Addition and Lots 1369-1376 in the Jones & Adams Addition from M-2 Multiple Family High Density to R-4 Duplex/Triplex High Density.

**2<sup>nd</sup>: Dan Clinger**

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

**2. APPLICATION FOR SITE PLAN REVIEW #SP-07-2020 filed by Service Leaders LLC, 8146 US 224, New Riegel, OH for three (3) mini self-storage buildings to be located at 1744 Romick Pkwy., Findlay.**

**CPC STAFF**

**General Information**

This request is located on the west side of Romick Parkway. It is zoned I-1 Light Industrial. To the north, south, east, and west is zoned I-1 Light Industrial. 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**

In October, 2018 CPC approved plans for an industrial building and salt storage. Only the salt storage was ever constructed on the site.

**Staff Analysis**

The applicant is proposing to add three (3) self-storage buildings to the site. They are 30' x 180', 30' x 170' and 30' x 220' in size. All setbacks for I-1 are met.

The existing curb cut will be used for access. Pavement is proposed around and between the buildings.

The only lighting will be wall packs on the buildings

**Staff Recommendation**

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-07-2020 filed by Service Leaders LLC for three (3) mini self-storage buildings to be located at 1744 Romick Pkwy., Findlay.**

**ENGINEERING**

*Access –*

Will be from the existing curb cut off of Romick.

*Sanitary Sewer –*

No sanitary sewer is proposed.

*Waterline –*

No water line work is proposed.

*Stormwater Management –*

Detention calculations have been submitted with the plans. The detention will be provided by the 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

**FIRE PREVENTION****Maintain FFD access throughout the facility****If fencing is added maintain a sufficient opening for FFD apparatus****RECOMMENDATION**

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-07-2020 filed by Service Leaders LLC for three (3) mini self-storage buildings to be located at 1744 Romick Pkwy., Findlay subject to the following condition:**

- **Maintain access throughout the facility for FFD**
- **Maintain sufficient opening through any fencing for FFD apparatus**

**DISCUSSION**

Dan Stone commented that there is no plan for fencing at this time. He stated that there should be adequate access around all the structures for the Fire Department.

Brian Thomas asked if the middle storage unit was butting up to the salt building. Dan Stone replied that there is a gap right now. They do not plan to attach it and he is not sure if they may put some asphalt or stone between the two. There may be 8' to 10' separation there.

**MOTION**

Dan DeArment made a motion to **approve APPLICATION FOR SITE PLAN REVIEW #SP-07-2020 filed by Service Leaders LLC for three (3) mini self-storage buildings to be located at 1744 Romick Pkwy., Findlay.**

**2<sup>nd</sup>: Christina Muryn**

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

**ADJOURNMENT**


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Christina Muryn  
Mayor

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