

**MINUTES**

**CITY PLANNING COMMISSION**

**Thursday, June 12, 2008**

**Municipal Building Conference Room**

**MEMBERS PRESENT:** Bruce Hardy  
Joe Opperman  
Thom Hershey  
Tom Joseph

**STAFF ATTENDING:** Matt Carpenter, Assistant Chief Engineer.  
Bill Homka, HRPC Director  
Judy Scrimshaw, HRPC Staff

**GUESTS:** 3

**CALL TO ORDER**

**ROLL CALL**

The following members were present:

Bruce Hardy, Service Director

Joe Opperman

Thom Hershey

Tom Joseph

\*Mayor Sehnert was absent

**SWEARING IN**

All those intending on giving testimony before the Commission were sworn in by the Clerk.

**APPROVAL OF MINUTES**

Joe Opperman moved to approve the minutes of the May 8, 2008 meeting. Thom Hershey seconded the motion. Motion carried 4-0.

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**NEW ITEMS**

**HRPC**

1. **ZONING REQUEST filed to zone land in the US 224/Victon Annexation to B-2 General Business.**

**HRPC**

**General Information**

This request is located in Section 11 of Liberty Township. It contains an approximately 10 acre parcel on the west side of CR 300 (North Ridge Road), the road right-of-way of CR 300 north to the existing corporation line of the City of Findlay and four (4) lots on the south side of US 224 in the Benroth Subdivision. The land is currently zoned B-2 General Business in Liberty Township. The 2007 City of Findlay Land Use Plan designates the area as Regional Commercial.

**Parcel History**

The parcel abutting CR 300 on the north side of US 224 is the site of the recently platted 224 Interstate Subdivision which contains the Shell gas station/convenience store. The lots on the south side of US 224 (between the Waffle House and Jac and Do's Pizza) are the site of an existing home and billboards.

**Staff Analysis**

The requested zoning classification is compatible with the uses in existence and with the recommendations of the Land Use Plan.

**ENGINEERING**

No comments.

**FIRE PREVENTION**

No concerns.

**STAFF RECOMMENDATIONS**

Staff recommends that FCPC recommend that the land in the US224/Victon annexation be zoned B-2 General upon its annexation to the City.

**ACTION**

Thom Hershey moved to recommend B-2 Zoning classification as requested to City Council. Joe Opperman seconded the motion. Following is the roll call vote: Mr. Hershey, aye; Mr. Opperman, aye; Mr. Joseph, aye; Mr. Hardy, aye. Motion carried 4-0.

**2. APPLICATION FOR NON-CONFORMING USE EXPANSION #6641-NCU filed by Bishop Leonard Blair (St. Michael Parish) for expansion of St. Michael's Cemetery.**

**General Information**

This site is located near the north end of Durrell Street. It is zoned B-Residential and is in the 100 year flood plain. The 2007 Findlay Land Use Plan designates the land as Single Family Small Lot.

**Parcel History**

The lot was the site of a home. The home has been demolished due to flood damage and the lot has been seeded over.

**Staff Analysis**

The parcel abuts the existing St. Michael Cemetery land. The Church wishes to extend the cemetery into this lot in the future. No buildings or parking areas, etc. would be constructed on the site. The existing fence will be extended to enclose this lot. The cemetery is an existing nonconforming use in the B-Residential district.

City Planning Commission may approve the extension or enlargement of a nonconforming use subject to conditions in Chapter 1179.02 (d).

- (1) The extension may not exceed 100% of the existing nonconforming use
- (2) The extension can not adversely impact adjacent conforming uses
- (3) Setbacks appropriate to the nature of the nonconforming use are maintained....

The extension is extremely small in comparison to the existing cemetery. It will probably not have any adverse impact on the homes adjacent to it as they have always been in the proximity of the cemetery. There are no standards for setbacks for a cemetery in the Code. The fence can be on the property line and Planning Commission should set some kind of guideline for setbacks for the gravesites. Staff feels that a minimum of 5' would be sufficient.

**ENGINEERING**

No comments.

**FIRE PREVENTION**

No concerns.

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**STAFF RECOMMENDATIONS**

Staff recommends approval of the expansion of the nonconforming use for the addition to the St. Michael Cemetery subject to minimum setback standards for the gravesites as set by the Planning Commission.

**ACTION**

Joe Opperman moved to approve the Application for Nonconforming Use Expansion #6641-NCU with minimum setback standards for the gravesites to be set at 5 feet. Tom Joseph seconded the motion. Following is the roll call vote: Mr. Opperman, aye; Mr. Joseph, aye; Mr. Hershey, aye; Mr. Hardy, aye. Motion carried 4-0.

**ADMINISTRATIVE APPROVAL**

**SITE PLAN APPLICATION #6639-SP filed by Koehler Bros. for an expansion to Cooper Service located at 401 E. Main Cross Street.**

**HRPC**

Staff has reviewed and tentatively approved the Site Plan for this addition. However, because the site is within the 100 year flood plain, it will also require a Flood Plain Variance form Planning Commission. The applicant does not have the required drawings ready at this time and will submit the variance request for the Planning Commission meeting in July. No permits will be issued until the variance phase is approved.

**ENGINEERING**

Access – The applicant is proposing no change in access.

Water – The applicant is proposing to utilize the existing water service.

Sanitary Sewer – The applicant is proposing to utilize the existing sanitary sewer service.

Stormwater Management – The applicant is proposing no change in impervious area.

Floodplain Regulations – The Engineering Department will defer to the Floodplain Manager regarding this matter.

Recommendation: Approval of the site plan, subject to the following conditions.

- Approval of the site plan by the Floodplain Manager.

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Pete Sehnert  
Mayor

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Bruce Hardy  
Service Director

