

MINUTES

CITY PLANNING COMMISSION

Thursday, November 8, 2007

Municipal Building Conference Room

MEMBERS PRESENT: Mayor Iriti
Mike Sobczyk
Joe Opperman
Thom Hershey
Tom Joseph

STAFF ATTENDING: Matt Carpenter, E.I.
Bill Homka, HRPC Director
Judy Scrimshaw, HRPC Staff
Dave Hackenberg, Law Director
Jim Holmes, Fire Prevention

GUESTS: 12

CALL TO ORDER

ROLL CALL

The following members were present:
Mayor Tony Iriti
Mike Sobczyk, Service Director
Joe Opperman
Thom Hershey
Tom Joseph

SWEARING IN

APPROVAL OF MINUTES

There were no minutes to approve.

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NEW ITEMS

HRPC

1. SITE PLAN APPLICATION #5363-SP filed by LaRiche Properties for building and parking lots accessory to business at 215 E. Main Cross Street.

General Information

This project is located on the east and west sides of East Street just south of E. Main Cross Street. The former Armory lots at 232 E. Crawford St. are zoned B-3 Central Business. Staff found a zoning map error that still has it as B-2 General Business. It was rezoned by Ordinance #1997-80 to B-3 but was never changed on the map. Land to the north, west and south is B-3 Central Business and to the east is zoned B-2 General Business. The Lots located on the east side of East Street are zoned B-2 General Business. Land to the north, east is zoned B-2 also. The lots to the west are B-3 Central Business and to the south is zoned I-1 Light Industrial. It is within the 100 year flood plain.

Parcel History

The land at 232 E. Crawford was the former Armory building. 313, 319 and 323 East Street were former residential sites that have been torn down. Lot 843 of the Coffinberry's Addition along the south side of E. Main Cross Street was also the site of a home that was demolished.

Staff Analysis

The applicant is proposing to demolish the Armory building and an accessory structure on the site at 232 E. Crawford and construct a 2300 square foot sales office building and parking lot.

This portion of the proposal is zoned B-3 Central Business and thus has no setback requirements. The 90 degree parking requires a 22' wide lane and it appears that the spaces directly across from the stairs/ramp areas of the building will only have about 21' of width. However, these spaces will be for storage of vehicle inventory and will not have the possible constant movement of traffic that a public lot would have. The access points for this lot will remain the same.

The two parking lots east of the dealership on the east side of East street and the south side of E. Main Cross Street are both zoned B-2 General Business. They will be used for storage of vehicles in their inventory. Both will use the existing alleyways as access. They are drawn as 90 degree parking spaces and much of these back out into the alleys. Backing into alleys is generally not recommended. However, because they are not public lots with cars coming and going frequently, we do not object to this instance.

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ENGINEERING

Access – The applicant is proposing no change in public right-of-way access to East Crawford Street. The applicant is proposing to access two proposed parking lots from two existing alleys. The alleys should be repaved by the applicant in conjunction with the remainder of the site work.

Water – The applicant is proposing to connect a new service to the existing water meter. A water tap permit must be obtained from the City Engineering Department.

Sanitary Sewer – The applicant is proposing to intercept the existing sanitary sewer lateral on the site and re-use it. A sanitary sewer tap permit must be obtained from the City Engineering Department.

Stormwater Management – The applicant is proposing to contain all of the stormwater from the two parking lots east of East Street within the parking area. Detention calculations have been submitted and appear to be adequate. The applicant has not shown enough detail on the proposed parking area located west of East Street. The applicant states that the proposed improvements will not increase the amount of impervious area on the site. This statement is not correct as there are some areas of the site which are currently grass covered. The site plan must be revised in this area to contain the stormwater within the site and to provide adequate detention.

Sidewalks – Sidewalks currently existing along all public rights-of-way adjacent to the proposed improvements, except the area located along the east side of East Street, north of the east/west alley. Sidewalks should be installed in this small section.

FIRE PREVENTION

1) Prints showing fire safety issues will be required.

STAFF RECOMMENDATIONS

Staff recommends of the site plan contingent upon the following conditions:

1. Repave two existing alleys in conjunction with site work. (ENG)
2. Submit revised site plan for the area west of East Street, including adequate detention calculations. (ENG)
3. Construction of sidewalks along the east side of East Street, north of the east/west alley (ENG)
4. Prints showing fire safety issues will be required. (FIRE PREV)

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ACTION

Tom Joseph moved to approve Site Plan #5363-SP with the following four (4) conditions:

1. Repave two existing alleys in conjunction with site work. (ENG)
2. Submit revised site plan for the area west of East Street, including adequate detention calculations. (ENG)
3. Construction of sidewalks along the east side of East Street, north of the east/west alley (ENG)
4. Prints showing fire safety issues will be required. (FIRE PREV)

Thom Hershey seconded the motion. Following is the roll call vote: Mr. Joseph, aye; Mr. Hershey, aye; Mr. Opperman, aye; Mr. Sobczyk, aye; Mayor Iriti, aye. Motion carried 5-0.

2. SITE PLAN APPLICATION #5364-SP filed by A. Schulman for proposed manufacturing facility to be located at 14501 CR 212.

General Information

This project is located on the south side of CR 212 in Section 4 of Marion Township. It is zoned M-1 Restricted Industrial by the Township. Land to the east, west and south is all within the City of Findlay and is zoned I-1 Light Industrial. The land to the north is in Cass Township and is zoned A-1 Agriculture. It is not within a flood hazard area.

The Findlay Land Use Plan calls for this area to be industrial.

Parcel History

The first phase of this industrial site was for an approximately 81,000 square foot manufacturing facility. This was approved by FCPC on June 8, 2006.

Staff Analysis

In this phase, the developer proposes to construct another 68,627 square feet of manufacturing facility with 4,417 square feet of office area. The new building will be located at the end of the existing cul-de-sac drive that serves as the access to the entire site from CR 212.

There are an additional 51 parking spaces being provided which far exceeds the requirements. Parking for industrial facilities is computed based on 1 space per 1 1/2 employees in largest working shift. The plan states that the largest shift will have 20 employees which calculates to 14 spaces. There is an area on the west side of the new building that is labeled to be future parking also.

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Staff finds that the plan is well within conformance with the Marion Township zoning resolution and it would also conform to the City of Findlay I-1 Light Industrial District if annexed.

ENGINEERING

Access – The applicant is proposing no change to the public right-of-way access.

Water – The applicant is proposing a separate domestic and fire service to be connected to an existing waterline along the western edge of the site, which has adequate capacity to serve the site. The domestic waterline is proposed to be 3” in size. The Findlay Water Department does not perform 3” taps, so the applicant must install a 4” tap and reduce to a 3” line at the water meter.

Sanitary Sewer – The applicant is proposing to extend an existing sanitary sewer lateral on the site to service the proposed building. The applicant must certify to the Engineering Department that the existing lateral will have adequate capacity to serve the building. If not, a new lateral will need to be constructed from the sewer at the northeast corner of the site.

Stormwater Management – Stormwater detention for the site was provided in a regional detention basin constructed with the first phase of this site.

Sidewalks – There are currently no sidewalks on the site.

FIRE PREVENTION

- 1) A Knox Box will be required.
- 2) Prints showing life safety issues will be required.
- 3) Fire line must be installed by a State of Ohio Certified installer.

STAFF RECOMMENDATIONS

Staff recommends approval of Site Plan #5364 for A. Schulman contingent upon the following conditions:

1. Install 4” waterline to the water meter. (ENG)
2. Certify that the sanitary sewer lateral has adequate capacity to serve the proposed building. If not, construct a new sanitary sewer lateral. (ENG)
3. A Knox Box will be required. (FIRE PREV)
4. Prints showing life safety issues will be required. (FIRE PREV)
5. Fire line must be installed by a State of Ohio Certified installer. (FIRE PREV)

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ACTION

Thom Hershey moved to approve Site Plan #5364-SP with the following six (6) conditions:

1. Install 4" waterline to the water meter. (ENG)
2. Certify that the sanitary sewer lateral has adequate capacity to serve the proposed building. If not, construct a new sanitary sewer lateral. (ENG)
3. A Knox Box will be required. (FIRE PREV)
4. Prints showing life safety issues will be required. (FIRE PREV)
5. Fire line must be installed by a State of Ohio Certified installer. (FIRE PREV)
6. Begin annexation process on existing and proposed parcels.

Mike Sobczyk seconded the motion. Following is the roll call vote: Mr. Hershey, aye; Mr. Sobczyk, aye; Mr. Joseph, aye; Mr. Opperman, aye; Mayor Iriti, aye. Motion carried 5-0.

3. **SITE PLAN APPLICATION #5368-SP filed by KVA Associates for proposed apartment complex for the Hancock County Housing Consortium to be located at 350 E. Melrose Avenue.**

HRPC

General Information

This site is located on the north side of E. Melrose Avenue and on the east side of N. Blanchard Street. It is zoned C- Residential and all land to the north, west and east is also zoned C Residential. Parcels to the south are zoned B-Residential. It is not within a flood hazard area.

The City of Findlay Land Use Plan designates this area as multi-family.

Parcel History

None

Staff Analysis

The applicant is proposing to construct one apartment building with 15 efficiency/studio units and one 1 BR unit on this 1.165 acre site. The number of units complies with the density formula for multiple family developments. (50,747 square feet of area divided by 1,200 = 42 rooms. 15 efficiency units and 1 one bedroom unit = 17 rooms)

The zoning code requires 2 parking spaces per unit for multiple family developments. The plan shows exactly 32 spaces for the 16 units in the building.

Setbacks in the C Residential district are 30' on all sides for a multi-family building with five or more units. The site plan meets this requirement.

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The plan shows one access on E. Melrose Avenue and another on N. Blanchard Street for the complex. The access onto E. Melrose is within 80' of the intersection of N. Blanchard Street. Although it is only two lanes wide, Melrose is a relatively busy street since the roadway was extended past Crystal Avenue to connect with Bright Road. N. Blanchard is a busy intersection with 90% of the traffic sitting at the corner waiting to turn left or right since the street does not extend north of E. Melrose past the Charleston apartment complex. One access for this site is sufficient, preferably onto N. Blanchard Street. All turning motions will then occur at the main intersection of N. Blanchard St. and E. Melrose Ave. Melrose is a Secondary Thoroughfare on the City of Findlay Thoroughfare Plan which calls for 80' of right of way. Staff understands that plans are in the works for the future road widening here and will defer comment on the right of way issue to the City Engineer.

ENGINEERING

Access – The applicant is proposing to access East Melrose Avenue and North Blanchard Street. East Melrose Avenue is currently under design for a total reconstruction in 2009. The intersection of Blanchard and Melrose will be widened and signalized with that project. As such, the drive entrance proposed to access Melrose will be extremely close to the intersection and should be eliminated. North Blanchard Street is designated as a secondary thoroughfare, which requires an 80' right-of-way. As such, an additional 10' of right-of-way should be dedicated along Blanchard Street. East Melrose Avenue is designated as a secondary thoroughfare, which requires an 80' right-of-way. As such, an additional 10' of right-of-way should be dedicated along Melrose Avenue.

Water – The applicant is proposing to connect to an existing waterline along Blanchard Street, which has adequate capacity to service the site. The Water Department has requested that the water service be installed such that the water meter can be installed in a grass area along Blanchard Street.

Sanitary Sewer – The applicant is proposing to extend a sanitary sewer along Melrose Avenue to provide service to the site. The sanitary sewer is extremely shallow and may cause freezing problems. Another alternative, which would involve extending a sewer from the south along Blanchard Street, has been proposed to the applicant and is currently under review by the applicant. This alternative should be used in lieu of the extension along Melrose.

Stormwater Management – The applicant is proposing to install a detention facility along the north lot line of the site. The applicant is proposing to allow the detention facility to sheet flow to the property to the north. This is not an acceptable means of controlling the discharge from the detention facility, and as such must be

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replaced with a pipe. Plans must be submitted showing the piped outlet and also the volume being detained by the facility.

Sidewalks – There are sidewalks existing along Melrose Avenue. Sidewalks do not exist currently and should be installed along Blanchard Street.

Recommendation: Approval of the site plan contingent upon the following conditions:

FIRE PREVENTION

- 1) Prints showing life safety issues will be required.
- 2) Dumpster must be 10 ft. from building.
- 3) Fire line must be installed by a State of Ohio Certified installer.
- 4) A Knox Box will be required.

STAFF RECOMMENDATIONS

Staff recommends approval of the site plan for the apartment building for the Hancock County Housing Consortium subject to the following:

1. Eliminate the access onto E. Melrose Avenue (HRPC & ENG)
2. Dedicate the necessary right-of-way along Blanchard Street. (ENG)
3. Dedicate the necessary right-of-way along Melrose Avenue. (ENG)
4. Relocation of the water service so that the water meter is located in a grass area along Blanchard Street.(ENG)
5. Extend sanitary sewer service from the south, along Blanchard Street. (ENG)
6. Revise the detention facility to provide a piped outlet. Provide additional detail regarding the storage volume of the detention facility. (ENG)
7. Construction of sidewalk along Blanchard Street.(ENG)
8. Prints showing life safety issues will be required. (FIRE PREV)
9. Dumpster must be 10 ft. from building. (FIRE PREV)
10. Fire line must be installed by a State of Ohio Certified installer. (FIRE PREV)
11. A Knox Box will be required. (FIRE PREV)

ACTION

Tom Joseph moved to approve Site Plan #5368-SP with the following twelve (12) conditions:

1. Eliminate the access onto E. Melrose Avenue (HRPC & ENG)
2. Dedicate the necessary right-of-way along Blanchard Street. (ENG)
3. Dedicate the necessary right-of-way along Melrose Avenue. (ENG)
4. Relocation of the water service so that the water meter is located in a grass area along Blanchard Street.(ENG)
5. Extend sanitary sewer service from the south, along Blanchard Street. (ENG)
6. Revise the detention facility to provide a piped outlet. Provide additional detail regarding the storage volume of the detention facility. (ENG)

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7. Construction of sidewalk along Blanchard Street.(ENG)
8. Prints showing life safety issues will be required. (FIRE PREV)
9. Dumpster must be 10 ft. from building. (FIRE PREV)
10. Fire line must be installed by a State of Ohio Certified installer. (FIRE PREV)
11. A Knox Box will be required. (FIRE PREV)
12. Change address to N. Blanchard Street (ENG)

Thom Hershey seconded the motion. Following is the roll call vote: Mr. Joseph, aye; Mr. Hershey, aye; Mr. Opperman, aye; Mr. Sobczyk, aye; Mayor Iriti, aye. Motion carried 5-0.

4. SITE PLAN APPLICATION #5371-SP filed by Steve and Nancy Wenner for proposed office and warehouse for Jack's Heating, Air Conditioning and Plumbing to be located at 450 Olive Street.

General Information

This site is located on the north side of Olive Street east of Park Street. It is zoned I-1 Light Industrial. Land to the north, east and west is also zoned I-1 Light Industrial. The south side of Olive Street is in Marion Township and is zoned M-1 Restricted Industrial. It is not within a flood hazard area.

The City of Findlay Land Use Plan designates this area as industrial.

Parcel History

None

Staff Analysis

Applicant is proposing to construct a 12,500 square foot warehouse and office for a heating and cooling business. The office portion will have 2,500 square feet and the warehouse will consist of the additional 10,000 square feet.

The building sits well inside the parcel and thus exceeds the 40' setback requirements. There are 12 parking spaces provided at the front of the building in the asphalt lot. There are an additional 14 spaces indicated on the west side of the building in a stoned area. A large portion of the lot surrounding the building is proposed as a stoned area. Parking for Industrial uses is based on one space per every 2 employees in the largest working shift. Engineer for the Applicant has stated that the largest number of employees on premises will be 20-24. The 12 spaces along the front of the building will meet the requirements. The stoned areas may be used for storing trucks and equipment.

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An existing access point will be used for the new building. Olive Street is a Secondary Thoroughfare on the City of Findlay Thoroughfare Plan and requires an 80' right of way. Applicant would need to dedicate 10' along their road frontage. This will not affect the placement of the building or parking areas.

The parcel of land that the applicant owns is much larger than what is shown on the plan. The parcel will need to be split to the dimensions shown is applicant wishes that to be the lot dimensions.

ENGINEERING

Access – The applicant is proposing to utilize an existing access drive located on Olive Street to access the site. Olive Street is designated a secondary thoroughfare. As such, an additional 10' of right-of-way should be dedicated along Olive Street. In addition, the lot shown on the site plan is actually a portion of a larger parcel of land. A lot split or a plat should be recorded to delineate this site from the adjacent vacant ground.

Water – The applicant is proposing to connect to an existing waterline that runs through the site. This waterline has adequate capacity to serve the site. The Water Department has requested that the water service be installed such that the water meter can be installed in a grass area along Olive Street instead of a stone parking area on the site.

Sanitary Sewer – The applicant is proposing to connect to an existing sanitary sewer along Olive Street that has adequate capacity to serve the site.

Stormwater Management – The applicant is proposing to install a detention basin near the northeast corner of the site. Detention calculations have been submitted, but are not adequate. The applicant must revise these calculations and submit them for review. In addition, the proposed detention pond outlet is shown connecting to a sanitary sewer on Oakland Avenue, which is prohibited. There is a storm sewer on Oakland Avenue, but the outlet for this sewer is unknown and the sewer does not adequately drain the existing area. As such, the applicant must install a new storm sewer or revise the detention plans to outlet to the existing storm sewer along Olive Street.

Sidewalks – Sidewalks do not currently exist along Olive Street or Oakland Avenue.

FIRE PREVENTION

1) Prints showing life safety issues will be required.

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STAFF RECOMMENDATION

Staff recommends approval of the site plan for Jack's Heating, Air Conditioning and Plumbing subject to:

1. Record lot of record as proposed in plan (HRPC)
2. Dedication of 10' of additional right of way along the frontage of the lot (HRPC & ENG)
3. Record a lot split or plat to create the lot shown on the site plan. (ENG)
4. Relocation of the water service so that the water meter is located in a grass area along Olive Street. (ENG)
5. Revise and resubmit detention calculations.(ENG)
6. Revise location of detention pond outlet.(ENG)
7. Prints showing life safety issues will be required. (FIRE PREV)

ACTION

Thom Hershey moved to approve Site Plan #5371-SP with the following six (6) conditions:

1. Record lot of record as proposed in plan (HRPC)
2. Dedication of 10' of additional right of way along the frontage of the lot (HRPC & ENG)
3. Record a lot split or plat to create the lot shown on the site plan. (ENG)
4. Relocation of the water service so that the water meter is located in a grass area along Olive Street. (ENG)
5. Revise location of detention pond outlet.(ENG)
6. Prints showing life safety issues will be required. (FIRE PREV)

Mike Sobczyk seconded the motion. Following is the roll call vote: Mr. Hershey, aye; Mr. Sobczyk, aye; Mr. Opperman, aye; Mr. Joseph, aye; Mayor Iriti, aye. Motion carried 5-0.

- 5. PETITION FOR ZONING AMENDMENT filed to rezone 1301 – 1311 Tiffin Avenue, Lots 1 and 2 in the Sunrise Addition from B-2/Tiffin Avenue Overlay to B-2 General Business only.**

General Information

Lots are zoned B-2 General Business with the Tiffin Avenue Overlay. Lots to the east and north are zoned the same. Lots to the west are zoned B-2 General Business and to the south is zoned A Residential. The site is not within the flood plain.

The City of Findlay Land Use Plan calls for this area to be office use.

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Parcel History

Ordinance #2001-7 was passed by City Council in February, 2001 to create the Tiffin Avenue Overlay Zoning District for this area. At the time, there were properties that were seeking rezoning to permit a change from residential to commercial/office type uses. The idea behind the overlay was to try to protect the abutting residential uses behind these properties as they changed use classification as well as trying to gain better control of accesses onto this highly congested Tiffin Avenue corridor.

The parcels in this request were before City Planning Commission in 2005 with site plans for converting 1301 Tiffin Avenue to a real estate office and 1311 to a CPA office. Setback issues, combination of access points, site plan discrepancies and generally poor language in the zoning district text caused the case to be taken to Court and the site plan was finally approved in January, 2006 to permit the office uses requested.

Subsequent to the court case, HRPC was asked to review the text of the Tiffin Avenue Overlay to clear up the discrepancies. The ordinance needed to tighten up the language and types of uses permitted. An amendment to the district was considered by FCPC and Council repealed the entire code section and replaced it with new language by Ordinance 2006-10 on March 7, 2006.

Staff Analysis

The owners are now requesting that the Overlay District be removed to permit the land to develop strictly as a B-2 General Business district. There is no indication as to a potential use for the land if this change is granted.

The two lots together are approximately 0.8 acres in size. The west end of the parcel is 149' deep and the east end is almost 218' in depth. There are residences on Greendale Avenue directly behind these lots.

The B-2 General Business District permits all types of retail business, restaurants, theaters, shopping centers, car washes, auto sales, motels, etc. The Overlay District was designed to limit the uses permitted to preserve the residential quality of life in the abutting core residential areas. The uses permitted are limited to offices, personal services, banks, credit unions (no drive thrus permitted), private clubs, public facilities, parks and parking. Landscaping and fencing are required to protect the residences to the rear and existing trees are to be maintained whenever possible. Eliminating the multiple curb cuts onto this busy major thoroughfare is also a goal in the district.

The recently adopted Land Use Plan for the City of Findlay shows this area designated for office. The existing Tiffin Avenue Overlay District is the closest thing to an office district that exists in our code at this time.

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ENGINEERING

No concerns.

FIRE PREVENTION

No Concerns.

STAFF RECOMMENDATIONS

HRPC Staff recommends that FCPC recommend denial of the request to City Council. The property at 1301-1311 Tiffin Avenue should remain in the Tiffin Avenue Overlay.

ACTION

Tom Joseph moved to recommend denial because there is no change of conditions. Thom Hershey seconded the motion. Following is the roll call vote: Mr. Joseph, aye; Mr. Hershey, aye; Mr. Opperman, aye; Mr. Sobczyk, aye; Mayor Iriti, aye. Motion carried 5-0.

6. PETITION FOR ZONING AMENDMENT filed for several lots in the William Vance Addition (RiverPlace) to be re-zoned to C-Residential from I-1 Industrial.

General Information

The site in this request contains multiple parcels that total 77.3 acres. It is located on the west side of N. Cory Street and is bounded by the homes on the south side of Defiance Avenue, N. Cory Street, the Blanchard River and Norfolk & Southern Railroad and what would be an approximate southerly extension of Bolton Avenue.

The majority of the land is zoned C-Residential with land in the southeast quarter being zoned I-1 Light Industrial. The property to the north is zoned C and B Residential, to the east is zoned C Residential and B-2 General Business, to the west in zoned I-1 Light Industrial and on the south boundary is the Blanchard River and Norfolk & Southern Railroad.

All the land is within the 100 year flood plain and a portion is within the floodway.

The 2007 Findlay Land Use Plan proposes the area for Planned Mixed Use Development and Floodway in the designated floodway area.

Parcel History

The City of Findlay owns the majority of the land in this request. There are also private land owners on properties along N. Cory Street. The applicant will be leasing the land from the City if the development occurs. Permission has been given to the applicant by the majority of the land owners to file the rezoning request.

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A large portion of the land owned by the City is in the existing Swale Park. The park has been the site of multiple Little League baseball fields and the University of Findlay's baseball diamond as well.

The former Brandman tire dump is also part of the site. The City also owns this property and has removed all the tires and cleared the site. The majority of this land is within the floodway and will remain as open space.

Both the old City Street Department building and the new location of the department (former Manley Construction) are a part of the site.

There are also multiple residential structures along N. Cory Street included in the request.

Staff Analysis

The applicant is proposing a mixed use development that will consist of recreation, civic uses, multi-family residential, and retail. City Council adopted Ordinance 2007-67 creating the Planned Mixed Use Development (PMUD) Overlay District on September 18, 2007. This project is intended to be a Business-Residential PMUD development. The underlying zoning in a PMUD project must be in the form of some mix of C-Residential, B-1 Local Business or B-2 General Business. For that reason the existing Industrial zoning must be eliminated from the site and some mix of the residential and business districts applied for.

The applicant is requesting to rezone the Industrial area to C-Residential. The frontage of N. Cory Street from Defiance Ave. to High Street and a strip going west on High Street through the old Street Department building, salt barns and storage area will be rezoned to B-2 General Business.

A preliminary development plan has been submitted with the zoning request that represents the layout and types of uses proposed for the development. The development plan is in conformity with the zoning districts being requested in this application.

Staff Recommendation

HRPC Staff recommends that FCPC recommend that Findlay City Council approve the request to rezone the land to C-Residential and B-2 General Business with the PMUD Overlay as presented in the plan.

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ACTION

Tom Joseph moved to recommend approval to City Council the PMUD Overlay with underlined C-Residential and B-2 Business. Mike Sobczyk seconded the motion. Following is the roll call vote: Mr. Joseph, aye; Mr. Sobczyk, aye; Mr. Hershey, nay; Mr. Opperman, nay; Mayor Iriti, aye. Motion carried 3-2.

Anthony P. Iriti
Mayor

Mike Sobczyk
Service Director