

FINDLAY CITY COUNCIL AGENDA

REGULAR SESSION

June 7, 2016

COUNCIL CHAMBERS

ROLL CALL of 2016-2017 Councilmembers

ACCEPTANCE/CHANGES TO PREVIOUS CITY COUNCIL MEETING MINUTES:

Acceptance or changes to the May 17, 2016 Regular Session City Council meeting minutes.

PROCLAMATIONS: - none.

RECOGNITION/RETIREMENT RESOLUTIONS: - none.

PETITIONS:

Zoning amendment request – 0 Kennington Drive (parcel 210001028299; lot 349)

Van Horn, Hoover & Associates Inc on behalf of Roger Best would like to change the zoning to R2 single family medium density. It currently is zoned as CD Condominium. Needs to be referred to City Planning Commission and Planning & Zoning Committee.

Street vacation request – Connell Street

Theresa Heidlebaugh and Marcus Price are requesting to vacate Connell Avenue from Fishlock Avenue east to the north-south alley located between Fishlock Avenue and Williams Street (60' x 160'). Needs to be referred to City Planning Commission and Planning & Zoning Committee.

Zoning amendment request – 1011 North Blanchard Street

Jean Dove, on behalf of Habitat for Humanity would like to change the zoning to R3 single family, high density. It currently is zoned R2 single family, medium density. Needs to be referred to City Planning Commission and Planning & Zoning Committee.

Street vacation request – East Lima Street

Philip Rooney is requesting to vacate the north-south alley located between Lots 1164-1167 in the Byal's 2nd Addition, and Lot 1191 also in the Byal's 2nd Addition, bounded on the south by East Lima Street and on the north by the east-west alley between South Main Street and Beech Avenue. Needs to be referred to City Planning Commission and Planning & Zoning Committee.

Zoning amendment request – 1017 E Sandusky St (Hancock County Fairgrounds)

Clouse Construction Corp on behalf of the Hancock County Agricultural Society would like to change the zoning to PO Park and Open Space District. It currently is zoned as R2 Single Family Medium Density. Needs to be referred to City Planning Commission and Planning & Zoning Committee.

WRITTEN COMMUNICATIONS: - none.

ORAL COMMUNICATIONS: - none.

REPORTS OF MUNICIPAL OFFICERS AND MUNICIPAL DEPARTMENTS:

Traffic Commission minutes – May 16, 2016.

Hancock Regional Planning Commission Director Matthew Cordonnier – Revolving Loan Fund appropriation request (Waldo Peppers)

On May 12, 2016, the City of Findlay Revolving Loan Fund (RLF) Committee awarded a loan to M&J Enterprises Inc and MGB Real Estate Holdings (dba Waldo Peppers) in the amount of \$110,000. The funding will provide funds for working capital, machinery and equipment, and property acquisition. The funds will be used as part of a remodeling project at the site of Waldo Peppers. The closing date for the loan has been set for June 10, 2016. Legislation to appropriate funds and pass on an emergency basis in order to accommodate the timeline of the business and the bank that are involved in the financing of the project is requested. The appropriation of City RLF funds have historically been passed on an emergency basis in order to accommodate the time sensitive needs of businesses. Ordinance No. 2016-049 was created.

FROM:	City of Findlay Revolving Loan Fund	\$ 110,000
TO:	MGB Real Estate Holdings LLC	\$ 40,000 acquisition
TO:	M&J Enterprises Inc.	\$ 45,000 working capital
TO:	M&J Enterprises Inc.	\$ 25,000 equipment

Parks and Recreation Board minutes May 16, 2016.

City Planning Commission agenda – June 9, 2016; minutes – May 12, 2016.

Hancock Regional Planning Commission Director Matthew Cordonnier – amend Revolving Loan guidelines

On May 12, 2016 the City of Findlay Revolving Loan Fund Committee reviewed and voted to approve the following changes to the City of Findlay Revolving Loan Guidelines. The proposed changes would reduce the required cash equity from 10% of the total projected project costs to 5%. The changes to the City of Findlay Revolving Loan Guidelines will align it to the State of Ohio standards which only require 5% equity. The exact changes are listed below.

Part II Section F-2(d)

d. have cash or equity less than ~~10%~~ 5% of total projected project cost;

Part II Section F-3

3. Applicant Equity ~~Typically, 10%~~ Five percent (5%) of the total project costs must be furnished by the principal(s) of the applicant company as equity infusion. For individual loans, additional equity may be required (i.e. for a business start-up).

Legislation to amend the RLF guidelines and pas on an emergency basis in order to accommodate the timeline of the business and the bank that are involved in the financing of the project is requested. The appropriation of City RLF funds have historically been passed on an emergency basis in order to accommodate the time sensitive needs of business transactions. Ordinance No. 2016-050 was created.

Service-Safety Director Paul Schmelzer – insurance payment on Police cruiser

The City of Findlay has received payment for the repair of a police vehicle from an incident from the City’s insurance company in the amount of \$3,734.00. It has been deposited in the General Fund. Legislation to appropriate funds is requested. Ordinance No. 2016-051 was created.

FROM: General Fun (insurance proceeds) \$ 3,734.00
TO: Police Department #21012000-other \$ 3,734.00

Service-Safety Director Paul Schmelzer – Adopt-A-Flag program

The City of Findlay received \$727.00 in donations from the Adopt-A-Flag program to go towards the purchase of American flags for Main Street. The funds have been deposited in the SCM&R Fund. Legislation to appropriate funds is requested. Ordinance No. 2016-051 was created.

FROM: SCM&R Fund \$ 727.00
TO: Street Department #22040000-other \$ 727.00

Service-Safety Director Paul Schmelzer – annual bids & contracts

Each year, the City of Findlay formally bids a number of chemicals, materials, and services. The contractors for these items run for a calendar year, with option(s) to renew the contracts in one-year increments. In July, a review and evaluation of the current contracts and contracted vendors will be conducted. For those contracts that will not be renewed, the City will advertise and receive bids in October. Items that are normally bid each year include several chemicals used by the Water Treatment Plant and Water Pollution Control Center, uniforms, services, and supplies. Legislation authorizing the Service-Safety Director to contract these items is requested. Ordinance No. 2016-052 was created.

Service-Safety Director Paul Schmelzer – 1001 Blanchard Avenue demo

This property is currently in very poor and hazardous condition. It was formerly owned by the Findlay School District, but it has been sold several times in the past fifteen (15) years. Currently, it is owned by an individual who lives in California and refuses to maintain the property.

The City has issued notice to the owner requesting that the building be structurally stabilized so that it will no longer be a safety threat to the adjacent Findlay City School facility. Given the poor condition and overall structural instability, the only solution is for the City to demolish the structure. The City will provide the funding up front; however, any costs incurred for the demolition would be assessed through the property taxes.

There is no guarantee that all costs associated with the demolition will be recovered; however, in circumstances like this one, there are not many alternatives that do not involve public agency action. Blighted properties like this one and abandoned gas stations need addressed for the benefit of the community as a whole and hold owners accountable for the costs of their neglect. Legislation to authorize formal advertising and bidding is requested. After bids are received, the cost to perform the demolition will be known at which time Council can consider a path forward. Ordinance No. 2016-053 was created.

City Income Tax Monthly Collection Report – May 2016.

City Auditor Jim Staschiak – Bureau of Worker’s Compensation Group Retrospective Rating Plan

Legislation is on tonight’s agenda to authorize the Auditor to enroll the City in the Bureau of Workers Compensation group retrospective rating program. It is necessary to have Council’s approval each year to enroll in the program. This Ordinance must be passed by the first meeting in July with the emergency clause in effect for a July 31, 2016 filing deadline.

The financial benefits of each program the Bureau offers are reviewed and analyzed throughout the year by the Auditor’s Office with the assistance of CompManagement, Inc., the City’s third party administrator for workers comp issues. Consideration was given to each option, and it has been determined that the group retrospective rating program would once again best serve the needs of the City in 2017. This is the fourth year the City will have participated in this particular program. Ordinance No. 2016-055 was created.

Service-Safety Director Paul Schmelzer – Police Department radios, Project No. 31965400

Included in the 2016 Capital Improvements Plan is a line item for a partial replacement of the Police Department’s portable two-way radios. Legislation to appropriate funds is requested. Ordinance No. 2016-056 was created.

FROM: CIT Fund \$ 234,021
Capital Improvements Restricted Account
TO: Police Department Portable Radios Replacement Project No. 31965400 \$ 234,021

COMMITTEE REPORTS: - none.

LEGISLATION:

RESOLUTIONS

RESOLUTION NO. 019-2016

third reading

(CDBG (FY16) application, areas B-4 & B-6 (Phase II) sewer separation project no. 32556100)

A RESOLUTION AUTHORIZING THE MAYOR AND/OR SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO FILE AN APPLICATION FOR FISCAL YEAR 2016 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS AND, IF AWARDED, TO SIGN A GRANT AGREEMENT WITH THE OHIO DEPARTMENT OF DEVELOPMENT.

RESOLUTION NO. 020-2016 *(CDBG Critical Infrastructure grant application)*

third reading

A RESOLUTION AUTHORIZING THE MAYOR AND/OR SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO FILE AN APPLICATION FOR A CRITICAL INFRASTRUCTURE GRANT FROM COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS AND, IF AWARDED, TO SIGN A GRANT AGREEMENT WITH THE OHIO DEPARTMENT OF DEVELOPMENT.

RESOLUTION NO. 022-2016 *(no PO)*

first reading

A RESOLUTION APPROVING THE EXPENDITURES MADE BY THE AUDITORS OFFICE ON THE ATTACHED LIST OF VOUCHERS WHICH EITHER EXCEED THE PURCHASE ORDER OR WERE INCURRED WITHOUT A PURCHASE ORDER EXCEEDING THE STATUTORY LIMIT OF THREE THOUSAND DOLLARS (\$3000.00) ALL IN ACCORDANCE WITH OHIO REVISED CODE 5705.41(D).

ORDINANCES

ORDINANCE NO. 2016-044 *(Main St alleys reconstruction (CDBG FY15) project no. 32864500)*

third reading

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2016-045 *(11815 TR 145 ROW dedication)*

third reading

AN ORDINANCE DEDICATING A CERTAIN PORTION OF RIGHT-OF-WAY (HEREINAFTER REFERED TO AS 11815 TOWNSHIP ROAD 145) IN THE CITY OF FINDLAY, OHIO.

ORDINANCE NO. 2016-046 *(Miracle Field contribution)*

second reading

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2016-047 *(429 Walnut St/420-422 Prospect rezone)*

second reading

AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS 429 WALNUT STREET AND 420-422 PROSPECT STREET REZONE) WHICH PREVIOUSLY WAS ZONED "C2 GENERAL COMMERCIAL" TO "R4 DUPLEX TRIPLEX RESIDENTIAL".

ORDINANCE NO. 2016-048 *(Toledo-Lucas County Port Authority grant)*

second reading

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO, TO SIGN AND EXECUTE A COOPERATE PROJECT MANAGEMENT AGREEMENT WITH THE TOLEDO-LUCAS COUNTY PORT AUTHORITY, AND TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO RECEIVE AND ADMINISTER A GRANT SUB-AWARD THROUGH THE TOLEDO-LUCAS COUNTY PORT AUTHORITY IN THE AMOUNT OF THREE HUNDRED FIFTY-FIVE THOUSAND DOLLARS (\$355,000.00), AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2016-049 *(Revolving Loan Fund appropriation request (Waldo Peppers)*

first reading

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2016-050 *(amend Revolving Loan guidelines)*

first reading

AN ORDINANCE AMENDING THE CITY OF FINDLAY REVOLVING LOAN FUND GUIDELINES, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2016-051 *(insurance payment on police cruiser damage; Adopt-A-Flag program)*

first reading

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2016-052 *(annual bids & contracts)*

first reading

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO, TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS, WITH OPTION YEARS, FOR THE PURCHASE OF THE MATERIALS, CHEMICALS, AND SERVICE AGREEMENTS NEEDED BY THE VARIOUS DEPARTMENTS OF THE CITY OF FINDLAY, OHIO COMMENCING JANUARY 1, 2017, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2016-053 (*1001 Blanchard Avenue demo*)

first reading

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO, TO ADVERTISE FOR AND ACCEPT BIDS FOR THE DEMOLITION OF 1001 BLANCHARD AVE, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2016-054 (*2015 ordinances & resolutions updates*)

first reading

AN ORDINANCE TO APPROVE CURRENT REPLACEMENT PAGES TO THE FINDLAY CODIFIED ORDINANCES, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2016-055 (*BWC group retrospective rating program*)

first reading

AN ORDINANCE AUTHORIZING THE AUDITOR OF THE CITY OF FINDLAY, OHIO TO ENROLL THE CITY OF FINDLAY IN THE BUREAU OF WORKER'S COMPENSATION (BWC) GROUP RETROSPECTIVE RATING PLAN, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2016-056 (*Police Dept radios*)

first reading

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

UNFINISHED BUSINESS:

OLD BUSINESS

NEW BUSINESS



May 16, 2016

City of Findlay Council
Municipal Building
Findlay, Ohio 45840RE: Villas at Hunter's Creek – 1st Addition
Kennington Drive, Findlay

Dear Members of Council:

Enclosed herewith are the following:

Rezoning Application	1 Set
Rezoning Exhibit	10 sets
Rezoning Fee	1 check
List of Adjacent owners	1 copy

The above is being submitted for consideration for rezoning of the property. The site is located at the corner of Kennington Drive and Tarra Oaks Drive in Hunter's Creek Subdivision. This area was originally part of a PUD development the developer prepared. This development was submitted to the City in 2009 where it was approved for construction of condominiums on this lot. Due to the downturn in the economy, the development did not go forward.

Since this time, the City of Findlay rezoned the property from the PUD to R-2 residential. The original PUD allowed condominiums to be installed on this lot. However with the rezoning, condominiums are not allowed. Therefore we are respectfully submitting to rezone the property from R-2 Residential to CD Condominium Development.

If you have questions or require any additional information please contact myself or the developer, Best Construction at (419) 424-5870.

Sincerely,

Daniel R. Stone, P.E., P.S. - President
Van Horn, Hoover & Associates, Inc.

PETITION FOR ZONING AMENDMENT

TO THE COUNCIL OF THE CITY OF FINDLAY, STATE OF OHIO:

We, the undersigned owner(s) of the following legally described property, hereby request consideration of a change in zoning district classification as specified below:

ADDRESS Kenningston SUBDIVISION Hunter's Creek - 11th

LOT NO.(s) 349

If a rezoning request involves more than one parcel, City Code requires that the petition be signed by the owners of at least fifty per cent (50%) of the frontage of the lots under consideration. If applicable, owners must fill in the following section:

SIGNATURE SUBDIVISION LOT NO. STREET FRONTAGE

<u>(ON 2nd Sheet)</u>	<u>Hunter's Creek</u>	<u>349</u>	<u>All</u>

IF NOT LOCATED IN A RECORDED SUBDIVISION, ATTACH LEGAL DESCRIPTION

EXISTING USE Vacant Land

PRESENT ZONING DISTRICT R-2

PROPOSED ZONING DISTRICT CD

- a. Vicinity map showing property lines, streets, and existing and proposed zoning.
- b. List of all property owners within, contiguous to, and directly across the street from the proposed rezoning.
NOTE: COMPLIANCE WITH THIS REQUIREMENT IS EXTREMELY IMPORTANT. FAILURE TO NOTIFY ANY PROPERTY OWNER FALLING WITHIN THIS CRITERIA WILL POSSIBLY INVALIDATE THE REZONING ORDINANCE PASSED AS A RESULT OF THIS PETITION.
- c. A statement of how the proposed rezoning relates to the Findlay Comprehensive Land Use Plan.
- d. Application for Planned Unit Development, City Planning Commission, City of Findlay, Ohio, if applying for a PUD.

Name of Contact Person Roger Best

Mailing Address 15491 Brookview Trail Findlay, Ohio 45840

Phone No. (Home) _____ (Business) (419) 424-5870

5-17-16
(date)

[Signature]
(Signature of Contact Person)

OFFICE USE ONLY

\$250.00 Fee Paid _____ \$100.00 Fee Paid PUD approval _____

Applicable Advertising and Filing Fees Paid _____

Date Petition Submitted to City Council _____

Referral to Planning Commission ___ Referral to Planning & Zoning _____

Planning Commission _____ Disposition _____

Planning & Zoning _____ Disposition _____

Public Hearing Date Set By Council _____

Date of Newspaper Notice
(Must be mailed at least 30 days prior to Hearing)

Date of Notice to Abutting Owners
(Must be mailed at least 20 days prior to Hearing)

Referred for Legislation _____

Date of Readings by Council: _____

First _____ Second _____ Third _____

Action by Council: _____ Ordinance No. _____

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Hancock County GIS



Notes



Van Horn, Hoover
& ASSOCIATES, INC.

Phone: 419.423.5630 Fax: 419.423.5772

9747 State Route 224 West
FINDLAY, OH 45840

P.O. Box 612
FINDLAY, OH 45839

Surveying & Engineering • Land Use Planning • GPS/GIS Consultants

Roger Best
0 Kennsington Drive
Findlay, Ohio 45840
Parcel #210001028299

PROPERTY OWNERS

MAILING ADDRESS

1. **Jeanne Ann Atkins**
1165 Kennsington Drive
Findlay, Ohio 45840
#580001026135
2. **Country Club Acres, Inc.**
0 Kennsington Drive
Findlay, Ohio 45840
#580001016312
3. **Jason A & Michelle L Brandt**
1200 Kennsington Drive
Findlay, Ohio 45840
#580001016311
4. **Mark D & Elizabeth A Deckard**
1212 Kennsington Drive
Findlay, Ohio 45840
#580001016310
5. **Gregory B Landes**
1224 Kennsington Drive
Findlay, Ohio 45840
#580001016309
6. **Andrew L & Jeanette S Thomas**
1236 Kennsington Drive
Findlay, Ohio 45840
#580001016308
7. **Mathew P & Rebecca L Evans**
1119 Tarra Oaks Drive
Findlay, Ohio 45840
#210001027991
8. **Masahito Takiguchi**
1109 Tarra Oaks Drive
Findlay, Ohio 45840
#21001027992
9. **Edward H & Betty J Jones**
1099 Tarra Oaks Drive
Findlay, Ohio 45840
#210001027895

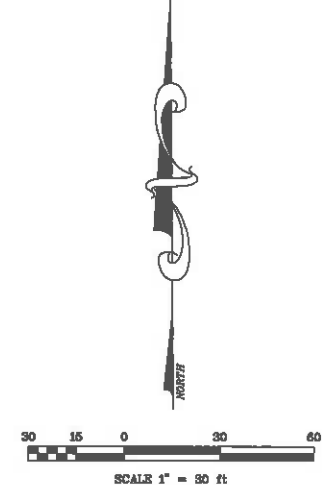
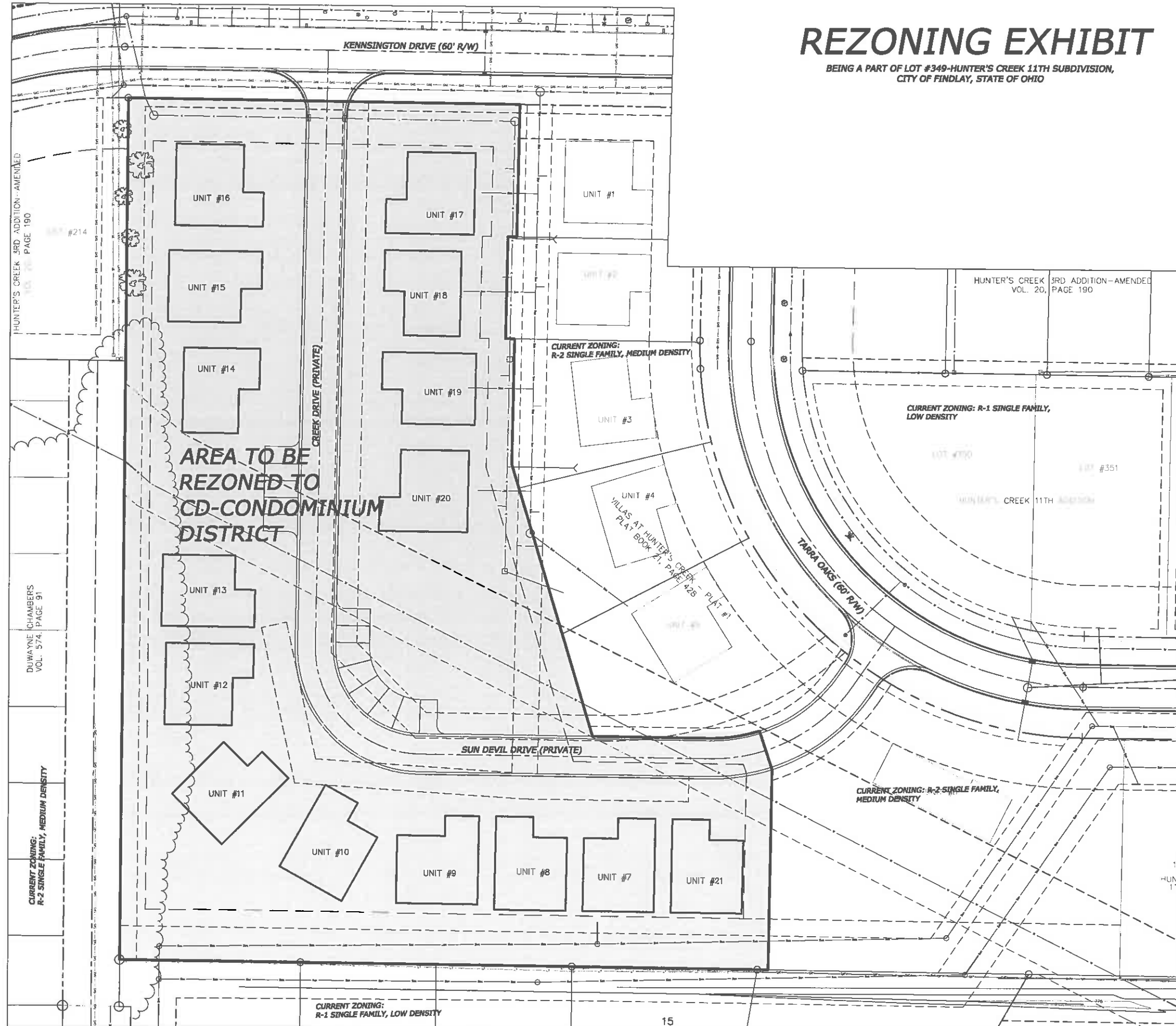
655 Fox Run Road, Suite B
Findlay, Ohio 45840

*Roger Best
0 Kennsington Drive
Findlay, Ohio 45840
Parcel #210001028299
(Continued....)*

	<u>PROPERTY OWNERS</u>	<u>MAILING ADDRESS</u>
10.	Rachel A Tong 1089 Tarra Oaks Drive Findlay, Ohio 45840 #210001028194	
11.	Bryan M & Roxanne R Smith 1079 Tarra Oaks Drive Findlay, Ohio 45840 #210001028297	
12.	Ronald M & Karon K Kujawa 1065 Tarra Oaks Drive Findlay, Ohio 45840 #210001028298	
13.	Norris M & Judith A Alfred 1260 First Street Findlay, Ohio 45840 #580001021355	
14.	Daniel Z Lepley 1248 First Street Findlay, Ohio 45840 #580001021354	
15.	Hugh D McClintock, Jr & Julie A McClintock 1236 First Street Findlay, Ohio 45840 #580001021353	
16.	Mark A & Kim L Blunk 1224 First Street Findlay, Ohio 45840 #580001021352	
17.	DTR Industries, Inc. 1200 First Street Findlay, Ohio 45840 #580001021351	320 Snider Road Bluffton, Ohio 45817

REZONING EXHIBIT

BEING A PART OF LOT #349-HUNTER'S CREEK 11TH SUBDIVISION,
CITY OF FINDLAY, STATE OF OHIO



Ohio Utilities Protection Service
 2 WORKING DAYS
BEFORE YOU DIG
 Call Toll Free 800-362-2764
 Non-Members
 Must Be Called Directly

VAN HORN, HOOVER & ASSOCIATES, INC.
 SURVEYING & ENGINEERING
 P.O. BOX 612
 FINDLAY, OHIO 45839
 (419) 423-5630
 E-MAIL: info@vanhornhoover.com



THE VILLAS AT HUNTER'S CREEK 1ST ADDITION
 FINDLAY, OH
 HANCOCK COUNTY

PLOTS/SCALE	1:1
DRAWN	CHECKED
SEM	DRS
DRAWING SCALE	1" = 30'
DATE	5/12/2016
JOB NUMBER	Z:\PROJECTS\7878\ 7878 SITE PLAN.dwg
SHEET NUMBER	1 OF 1

REZONING EXHIBIT

ALLEY/STREET VACATION PETITION

FEE PAID _____

DATE _____

ADVERTISING AND FILING FEES PAID _____ DATE _____

HONORABLE MAYOR AND COUNCIL, CITY OF FINDLAY, OHIO:

We, the undersigned, being owners of property abutting the requested STREET vacation shown on the attached plat, respectfully petition (street/alley)

your Honorable Body to vacate the STREET described as: street/alley

EXTENSION OF CONNELL FROM FISHLICK
TO THE NEXT INTERSECTING ALLEY LOCATED BETWEEN
FISHLICK AVE AND THE EXTENSION OF WILLIAMS

Being further described as abutting the following described LOTS in the SUBDIVISION of:

21370241 NATURAL GAS ADD

A \$75.00 fee is submitted to pay for the cost of vacating the above-described STREET (street or alley)

We agree to pay all cost and/or assessments that are now or have been constructed serving this property. Upon adoption of legislation, applicable advertising and filing fees will be invoiced to the petitioner. A plat of the area showing the portion to be vacated & a list of all property owners on that portion of the alley running from street to street, but not in the request for vacation are attached.

OWNER	ADDRESS	LOT NUMBER
MARILEE SADLER	1700 CONNELL AVE	590001005817
DILWAYNE CHAMBERS	0 CONNELL AVE	590001005815
LAURA REINHART	0 WILLIAMS ST	590000261100
ROSS PARKER / "	0 CONNELL AVE	590000260590
LDL PROPERTIES 3	0 BLANCHARD AVE	610001022693
Marilee Sadler	1700 CONNELL AVE	

TO: Applicants for Street or alley Vacation
FROM: Council Clerk

City law requires persons requesting the vacation of a street or alley to file a petition with City Council. Council then refers the request to the City Planning Commission and the Planning & Zoning Committee for their findings. These Committees file their report with Council, who in turn makes the final ruling on the request.

APPLICATION REQUIREMENTS

Petition forms are available in the Council Clerk's Office. It requires the signature of a majority of the property owners that abut the requested vacation. A plat of the area shall accompany the application indicating the street or alley to be vacated. This plat can be obtained from the City Engineer's Office.

In addition to the petition for an alley vacation being signed by the abutting property owners, which is notice, if said proposed alley vacation is less than the full alley running from street to street, either north and south or east and west as the case may be, then the Clerk will also send notices to the abutting property owners on that portion of the alley extended but not in the request for vacation. For example, if an alley runs from north to south from street A to street B, intersected by a east-west alley, and the request is to vacate the alley running from street A to the intersecting east-west alley, then the abutting property owners on the remaining portion of that north-south alley between street A and street B shall also receive notice of the petition to vacate from the Council Clerk. (Rules of Procedure, as amended, of Findlay City Council).

Ideally, the petition must be signed by all abutting property owners. If not, a Public Notice of Consideration to Vacate has to be advertised in the Courier for six consecutive weeks. The cost of the advertising shall be paid by the petitioner. Anyone wishing to address Council concerning the petition may do so as a result of the publication. This can occur at any of the three readings which Council must give an Ordinance that vacates right-of-way.

FEE

At the time of submitting the request to the Council Clerk, a **\$75.00 non-refundable fee** shall accompany the petition. This is to off-set some of the City's expenses. **Upon adoption of legislation, applicable advertising and filing fees will be invoiced to the petitioner.**

ASSESSMENTS

By law, if there were assessments to the abutting properties for improvements to the street or utilities, the petitioners are to pay the assessment fee for the property being vacated. These assessments, if any, are recorded in the City Engineer's Office. They are requested to be researched for the property upon legislation request. The petitioners will be invoiced for the total expense, and it must be paid before Council will vacate the street or alley.

PLANNING COMMISSION ACTION

Planning Commission action on vacation petitions will be in the form of a recommendation to City Council. Council may then either concur with the Commission's recommendation or override it. Concurring action may be accomplished with a simple majority vote, while overriding action requires a two-thirds (2/3) vote of Council. Notice of the Planning Commission Meeting will be sent from the Engineer's Office to the filer of the petition advising him/her when the request shall be heard.

COMMITTEE ACTION

This Committee's action will be in the form of a recommendation to City Council. Council may then either concur with the Committee's recommendation or override it. Action is a simple majority vote to concur or override the Committee report. Notice of the Planning & Zoning Committee Meeting will be sent by the Council Clerk to the petitioners advising them when the request shall be heard.

CITY COUNCIL ACTION

Once the petition is placed on Council's agenda, it will be referred to the City Planning Commission and the Committee with all documentation submitted. Both the City Planning

Commission and the Planning & Zoning Committee shall review the request. Upon their findings, Council will request legislation and give it three (3) separate readings if the vacation is to proceed.

In order to vacate a public right-of-way, City Council must adopt an ordinance doing so. Normally, legislation is prepared when the Planning & Zoning Committee recommends that an action be taken. However, appropriate legislation can be drawn at the request of any Council member, whether or not the vacation is supported by the Committee. Ordinances require three readings prior to adoption, and this normally occurs over the course of three consecutive meetings of Council.

A majority affirmative vote of at least five (5) members is necessary to enact a vacation ordinance. If Council disagrees with the Planning Commission's recommendation, it will take six (6) affirmative votes of members of Council to enact a vacation ordinance. The ordinance is not effective until at least 30 days after signing by the Mayor.

Revised 12-05

Name of Contact Person TERESA HEIDLEBAUGH / MARCUS PRICE
Mailing Address 1017 OAKDALE DR. FINDLAY, OH 45840
Phone No. (Home) _____ (Business) 419-889-4844 / 419-889-4520
5-12-16 _____
(date) (Signature of Contact Person)

OFFICE USE ONLY

From: Marcus Price [mailto:Marcus.Price@midwest-contracting.com]
Sent: Thursday, March 17, 2016 1:10 PM
To: Ddevore@findlayohio.com
Cc: Todd Richard <trichard@findlayohio.com>; massotrace <massotrace@yahoo.com>
Subject: 1301 Fishlock Ave

Denise,

I am writing in regards to the extension of Connell St adjacent to our property located at 1301 Fishlock Ave in the City of Findlay Ohio.

As the homeowners, Theresa R Heidlebaugh & myself; Marcus T Price, we would like to petition the City of Findlay to absorb the extension of Connell St into the property designated as 1301 Fishlock Ave. (parcel 590000261090) and assume all responsibility to care and maintain this property. Our request is to create a private drive for access to the garage and driveway located at the rear of the property as well as provide a safe environment for children to play in the rear yard. Access to city personnel and utility companies will be maintained as needed. Access to the rear of the remaining houses located to the south of this address can be accessed from an alley located a few houses further south of this location, alley access located of State Route 37, or from Williams Rd. The area requested is located within the floodplain and is undevelopable land and will not and cannot be used to place any type of structures.

There are numerous reasons why we are making this request, we have owned this property for approx. 3-4 years and have had continued problems with the neighbors, how the access is used and the safety of our children and guests. Tracy has almost been hit by the neighbor's, to the south of us, vehicle as they come flying out of the back section to access Fishlock. Our children have been playing outside also when the neighbors fly through this area. There is absolutely no lighting in this area and creates a greater hazard at the residence. We have always maintained the grass in this area and have also stoned the drive part as this is the only access to our driveway and garage. During the spring and times of wet weather, the rear section of this area retains water. When it is wet, their vehicles cause ruts and also bring mud up into the stoned area that we have provided. This causes issues when we have to mow, causing added maintenance to our lawn equipment and the needless regrading of the drive. We have respectfully asked the neighbors to refrain from using this especially during these times with only hostile and combative response from them. There is no regard to the maintenance we provide to upkeep this area and they do not provide any of the maintenance. Even though each neighbor has a driveway with direct access to Fishlock Ave., the immediate neighbor to the south seems to like drive through this area and park out back. Despite numerous attempts and requests, this still remains a problem.

We now have a renter that has complained to us about the neighbor parking in the roadway section and blocking access to the driveway and from the driveway to Fishlock Ave. As they park here, they also walk through the yard and walked through the fenced in yard and across the rear deck to get to their vehicles. Our renter has complained to us and has also approached the neighbor only to hostile, uncooperative and combative responses from them. This has made for a very uncomfortable situation with tensions surmounting.

Please consider and accept our request for the absorption of this area in to parcel 590000261090. Attached is a picture from the Auditors website showing the property as well as the area requested.

Marcus Price
Project Manager/Estimator

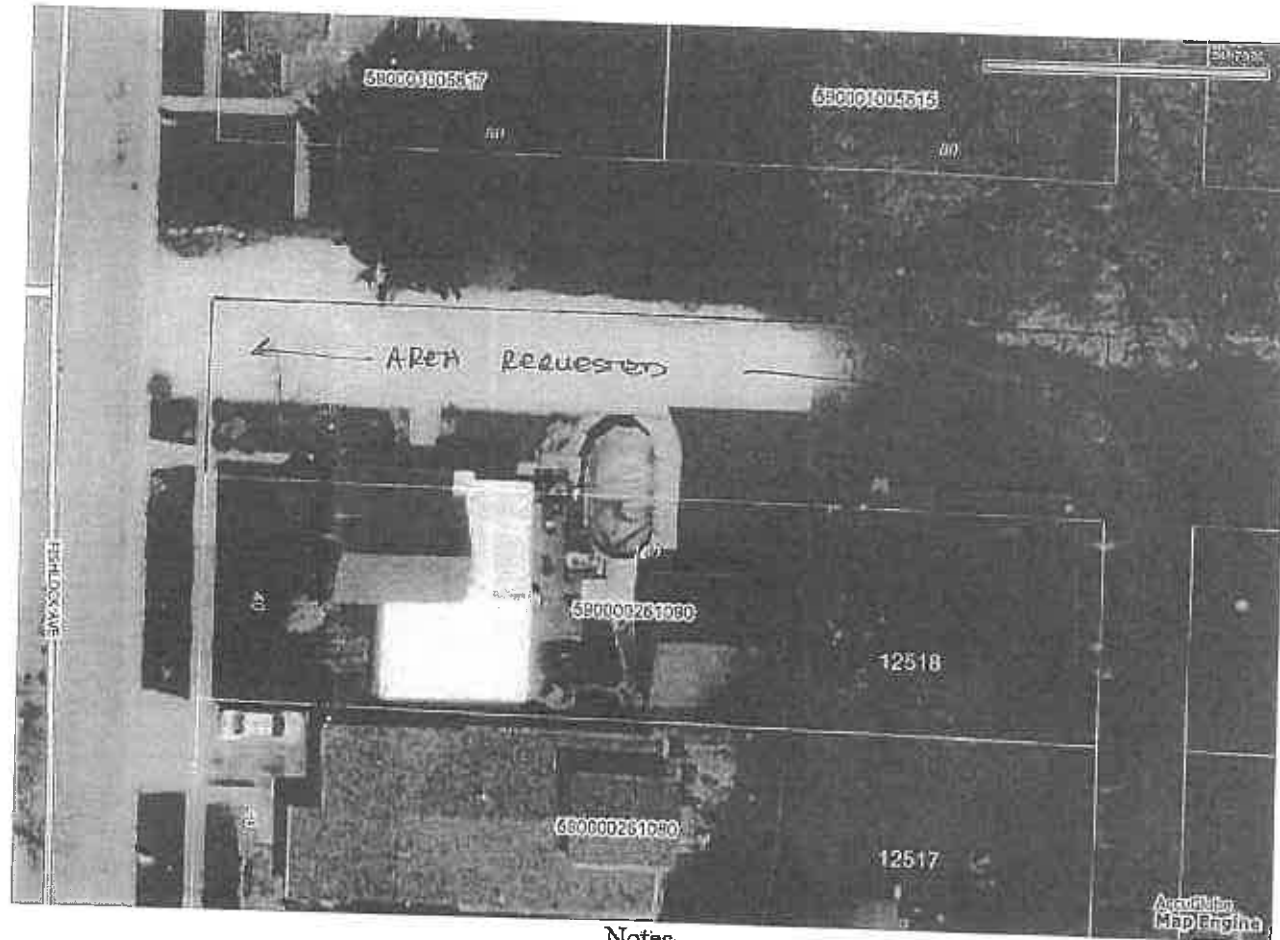


1428 Albon Road Holland, OH 43528

Office: (419) 866-4560 ext 1013 | Fax: (419) 866-4570

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Hancock County GIS



Notes

419 425 3910

PETITION FOR ZONING AMENDMENT

TO THE COUNCIL OF THE CITY OF FINDLAY, STATE OF OHIO:

We, the undersigned owner(s) of the following legally described property, hereby request consideration of a change in zoning district classification as specified below:

ADDRESS 1011 N. Blanchard St. **SUBDIVISION** Strothers Addition

LOT NO.(s) 2509 - 2516 and parts of Right of Way of N. Blanchard Street

If a rezoning request involves more than one parcel, City Code requires that the petition be signed by the owners of at least fifty per cent (50%) of the frontage of the lots under consideration. If applicable, owners must fill in the following section:

SIGNATURE SUBDIVISION LOT NO. STREET FRONTAGE

SIGNATURE	SUBDIVISION	LOT NO.	STREET FRONTAGE
<i>Jean Dove</i>	Strothers	2509-2516	All
<i>Jean Dove, Inc.</i>			

IF NOT LOCATED IN A RECORDED SUBDIVISION, ATTACH LEGAL DESCRIPTION

EXISTING USE Mobile Home Park

PRESENT ZONING DISTRICT R-2

PROPOSED ZONING DISTRICT R-3

- a. Vicinity map showing property lines, streets, and existing and proposed zoning.
- b. List of all property owners within, contiguous to, and directly across the street from the proposed rezoning.
NOTE: COMPLIANCE WITH THIS REQUIREMENT IS EXTREMELY IMPORTANT. FAILURE TO NOTIFY ANY PROPERTY OWNER FALLING WITHIN THIS CRITERIA WILL POSSIBLY INVALIDATE THE REZONING ORDINANCE PASSED AS A RESULT OF THIS PETITION.
- c. A statement of how the proposed rezoning relates to the Findlay Comprehensive Land Use Plan.
- d. Application for Planned Unit Development, City Planning Commission, City of Findlay, Ohio, if applying for a PUD.

Name of Contact Person Jean Dove 419-421-7835
 Mailing Address 1928 Tiffin Ave. Findlay OH 45840
 Phone No. (Home) _____ (Business) _____
5-17-16 _____
 (date) (Signature of Contact Person) Jean Dove JeanDove, Inc.

OFFICE USE ONLY

\$250.00 Fee Paid _____ \$100.00 Fee Paid PUD approval _____

Applicable Advertising and Filing Fees Paid _____

Date Petition Submitted to City Council _____

Referral to Planning Commission ___ Referral to Planning & Zoning _____

Planning Commission _____ Disposition _____

Planning & Zoning _____ Disposition _____

Public Hearing Date Set By Council _____

Date of Newspaper Notice _____
(Must be mailed at least 30 days prior to Hearing)

Date of Notice to Abutting Owners _____
(Must be mailed at least 20 days prior to Hearing)

Referred for Legislation _____

Date of Readings by Council: _____

First _____ Second _____ Third _____

Action by Council: _____ Ordinance No. _____



May 16, 2016

City of Findlay Council
Municipal Building
Findlay, Ohio 45840

RE: 1011 N. Blanchard Street

Dear Members of Council:

Enclosed herewith are the following:

Rezoning Application	1 Set
Rezoning Exhibit	10 sets
List of Adjacent owners	1 copy

The above is being submitted for consideration for rezoning of the property. The site is located at the curve of North Blanchard Street just before Crystal Avenue.

The site is currently a mobile home park and is owned by Jean Dove Inc. This property is being looked at by Habitat for Humanity to develop single family lots. The current zoning is R-2 and the request is being sought to rezone the property to R-3 Residential. The rezoning will allow Habitat to construct the houses that they normally do in the City of Findlay. The homes they construct usually range from 1000 square feet to 1200 square feet. This size is too small for the R-2 and this is one of the main reasons for the request. Based on a comment made in City Planning, this area is considered R-3 on the land planning map. Therefore the request will be consistent with the land planning and will also be consistent with the homes in the area.

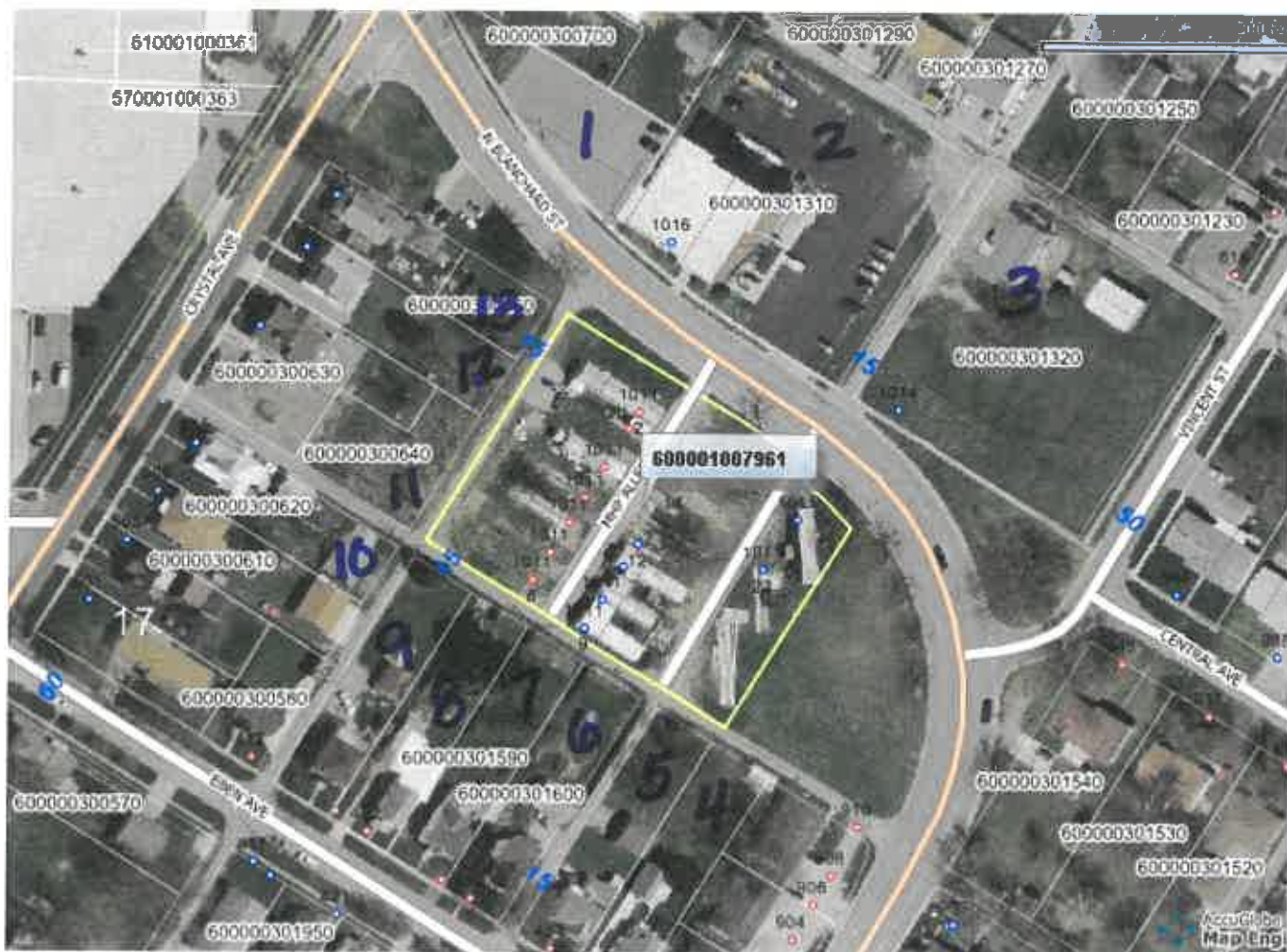
If you have questions or require any additional information please contact myself or Habitat for Humanity (Wendy McCormick) at (419) 722-9333.

Sincerely,

Daniel R. Stone, P.E., P.S. - President
Van Horn, Hoover & Associates, Inc.

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Hancock County GIS



Notes

JEAN DOVE INC
1011 N. BLANCHARD ST- FINDLAY
600001007961

SALE DATE: 11-10-99 / 6-10-96
V. 1289 P. 264 →



Van Horn, Hoover
& ASSOCIATES, INC.

Phone: 419.423.5630 Fax: 419.423.5772

9747 State Route 224 West
FINDLAY, OH 45840

P.O. Box 612
FINDLAY, OH 45839

Surveying & Engineering • Land Use Planning • GPS/GIS Consultants

Jean Dove Inc
1011 N Blanchard Street
Findlay, OH 45840
Parcel #600001007961

PROPERTY ADDRESS

MAILING ADDRESS

- | | |
|--|--|
| 1. Verl D Warnimont
1018 N Blanchard Street
Findlay, OH 45840
#600000300680 | 1016 N Blanchard Street
Findlay, OH 45840 |
| 2. All Star Plumbing & Heating/Verl D Warnimont
1016 N Blanchard Street
Findlay, OH 45840
#600000301310 | |
| 3. Phyllis Ann Schaffer
1014 N Blanchard Street
Findlay, OH 45840
#600000301320 | 209 First Street
Findlay, OH 45840 |
| 4. George Folk
438 Eben Avenue
Findlay, OH 45840
#600000301620 | |
| 5. Todd A West
434 Eben Avenue
Findlay, OH 45840
#600000301610 | |
| 6. Jason A George & Melissa A Rader
430 Eben Avenue
Findlay, OH 45840
#600000301600 | |
| 7. Gregory S Koehl
426 Eben Avenue
Findlay, OH 45840
#600000301590 | |

*Jean Dove Inc
1011 N Blanchard Street
Findlay, OH 45840
Parcel #600001007961
(Continued.....)*

	<u>PROPERTY ADDRESS</u>	<u>MAILING ADDRESS</u>
8.	Daniel F & Amy L Ryan 422 Eben Avenue Findlay, OH 45840 #600000301580	4441 Fox Run Drive Chino Hills, CA 91709
9.	Lisa S Harmon 418 Eben Avenue Findlay, OH 45840 #600000301570	136 E Pine Avenue Findlay, OH 45840
10.	Christopher G Rimer 515 Crystal Avenue Findlay, OH 45840 #600000300620	
11.	Elizabeth Davis Properties LLC 517 Crystal Avenue Findlay, OH 45840 #600000300640	619 Winfield Avenue Findlay, OH 45840
12.	Findlay Enterprises LLC 521 Crystal Avenue Findlay, OH 45840 #600000300650	PO Box 1102 Findlay, OH 45839-1102
13.	Tyler Carlisle Miller 0 Central Avenue Findlay, OH 45840 #600000300660	PO Box 1102 Findlay, OH 45839-1102

Purpose Statement

To Vacate a portion of existing R/W along N. Blanchard Street, being a part of Lot 2509, Lot 2510 and Lot 2511, and to create 2 New Residential Lots; #1) being a part of Lot 2509 & Lot 2510 #2) being a part of Lot 2511.

CURRENT ZONING = R 2

Re-Zoning Exhibit

Being a part of Lots No. 2509-2516, Strothers Addition to the City of Findlay, County of Hancock, State of Ohio



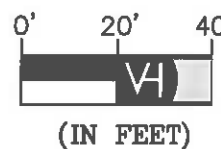
Van Horn Hoover
& Associates, Inc.

- SURVEYING
- CIVIL ENGINEERING
- LAND USE PLANNING
- GPS/GIS CONSULTANTS

P.O. BOX 612
FINDLAY, OH 45839
(419) 423-5630

www.VanHornHoover.com

E-Mail: info@VanHornHoover.com



PREPARED FOR:
HABITAT for HUMANITY

RE-ZONING EXHIBIT

1011 N Blanchard Street,
Findlay, Ohio

REVISIONS		
MARK	DATE	DESCRIPTION

PLOTS SCALE: 1:1

DRAWN: DRS CHECKED: DRS

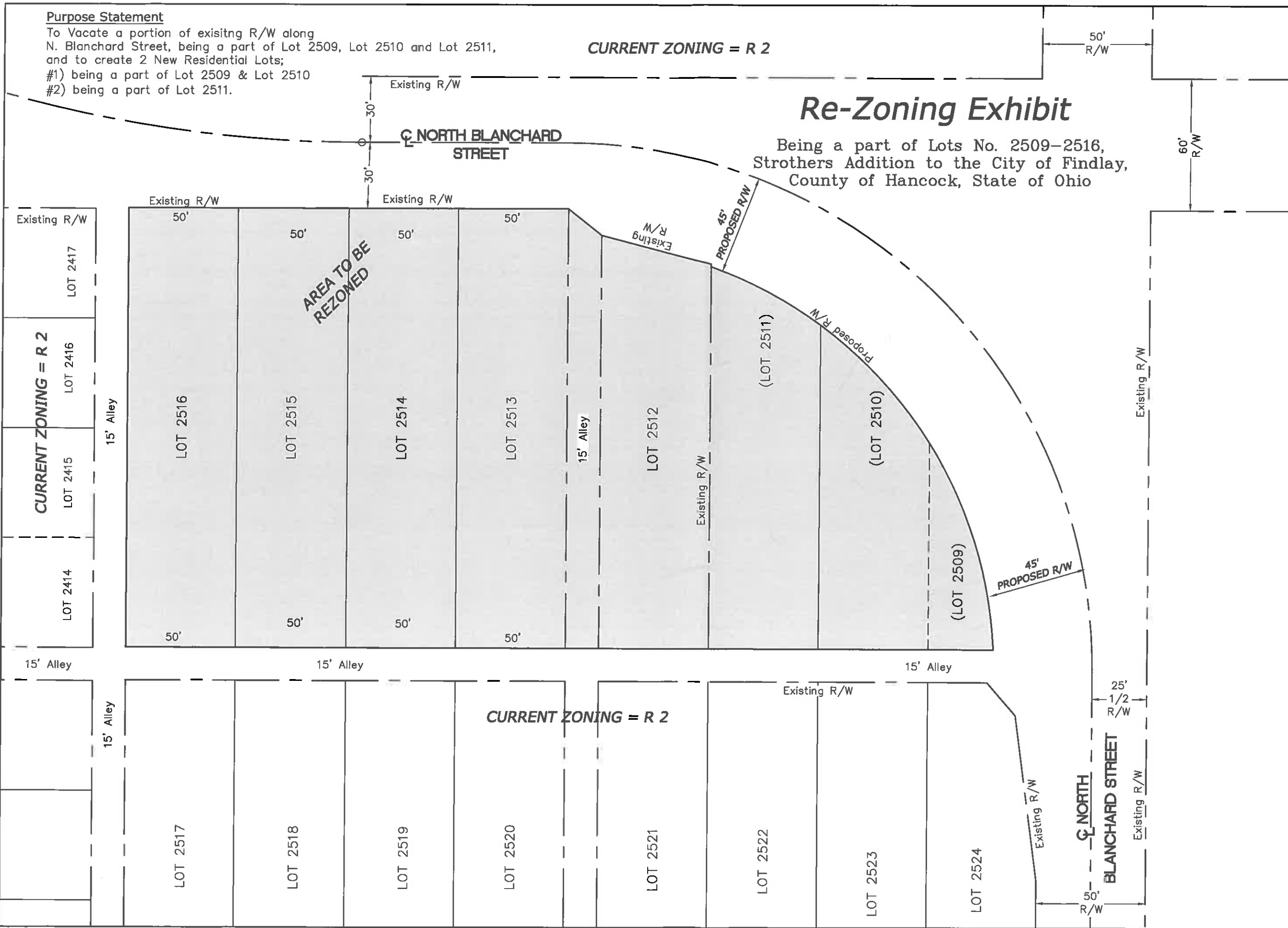
DRAWING SCALE: 1"=40'

DATE: 05/12/2016

JOB NUMBER: 14825\14825
REZONE.dwg

SHEET NUMBER: Sheet 1 of 1

Z:\PROJECTS\14825\14825_rezone.dwg-jkollarik-May 17, 2016-11:57am



ALLEY/STREET VACATION PETITION

FEE PAID _____ DATE _____

ADVERTISING AND FILING FEES PAID _____ DATE _____

HONORABLE MAYOR AND COUNCIL, CITY OF FINDLAY, OHIO:

We, the undersigned, being owners of property abutting the requested ALLEY _____ vacation shown on the attached plat, respectfully petition (street/alley) your Honorable Body to vacate the ALLEY _____ described as:

street/alley The North\South Alley located between Lots 1164-1167 Byal's 2nd Addition and Lot 1191 Byal's 2nd Addition, bounded on the South by E. Lima Street and on the North by the East\West Alley between South Main Street and Bech Avenue.

Being further described as abutting the following described LOTS in the SUBDIVISION of: Lots 1164-1167 & 1191 Byal's 2nd Addition

A \$75.00 fee is submitted to pay for the cost of vacating the above-described ALLEY _____ (street or alley)

We agree to pay all cost and/or assessments that are now or have been constructed serving this property. Upon adoption of legislation, applicable advertising and filing fees will be invoiced to the petitioner. A plat of the area showing the portion to be vacated & a list of all property owners on that portion of the alley running from street to street, but not in the request for vacation are attached.

Table with 3 columns: OWNER, ADDRESS, LOT NUMBER. Includes entries for Daniel Budke, Heidi L. Budke, William Buescher, and Drema Buescher.

TO: Applicants for Street or alley Vacation
FROM: Council Clerk

City law requires persons requesting the vacation of a street or alley to file a petition with City Council. Council then refers the request to the City Planning Commission and the Planning & Zoning Committee for their findings. These Committees file their report with Council, who in turn makes the final ruling on the request.

APPLICATION REQUIREMENTS

Petition forms are available in the Council Clerk's Office. It requires the signature of a majority of the property owners that abut the requested vacation. A plat of the area shall accompany the application indicating the street or alley to be vacated. This plat can be obtained from the City Engineer's Office.

In addition to the petition for an alley vacation being signed by the abutting property owners, which is notice, if said proposed alley vacation is less than the full alley running from street to street, either north and south or east and west as the case may be, then the Clerk will also send notices to the abutting property owners on that portion of the alley extended but not in the request for vacation. For example, if an alley runs from north to south from street A to street B, intersected by an east-west alley, and the request is to vacate the alley running from street A to the intersecting east-west alley, then the abutting property owners on the remaining portion of that north-south alley between street A and street B shall also receive notice of the petition to vacate from the Council Clerk. (Rules of Procedure, as amended, of Findlay City Council).

Ideally, the petition must be signed by all abutting property owners. If not, a Public Notice of Consideration to Vacate has to be advertised in the Courier for six consecutive weeks. The cost of the advertising shall be paid by the petitioner. Anyone wishing to address Council concerning the petition may do so as a result of the publication. This can occur at any of the three readings which Council must give an Ordinance that vacates right-of-way.

FEE

At the time of submitting the request to the Council Clerk, a **\$75.00 non-refundable fee** shall accompany the petition. This is to off-set some of the City's expenses. **Upon adoption of legislation, applicable advertising and filing fees will be invoiced to the petitioner.**

ASSESSMENTS

By law, if there were assessments to the abutting properties for improvements to the street or utilities, the petitioners are to pay the assessment fee for the property being vacated. These assessments, if any, are recorded in the City Engineer's Office. They are requested to be researched for the property upon legislation request. The petitioners will be invoiced for the total expense, and it must be paid before Council will vacate the street or alley.

PLANNING COMMISSION ACTION

Planning Commission action on vacation petitions will be in the form of a recommendation to City Council. Council may then either concur with the Commission's recommendation or override it. Concurring action may be accomplished with a simple majority vote, while overriding action requires a two-thirds (2/3) vote of Council. Notice of the Planning Commission Meeting will be sent from the Engineer's Office to the filer of the petition advising him/her when the request shall be heard.

COMMITTEE ACTION

This Committee's action will be in the form of a recommendation to City Council. Council may then either concur with the Committee's recommendation or override it. Action is a simple majority vote to concur or override the Committee report. Notice of the Planning & Zoning Committee Meeting will be sent by the Council Clerk to the petitioners advising them when the request shall be heard.

CITY COUNCIL ACTION

Once the petition is placed on Council's agenda, it will be referred to the City Planning Commission and the Committee with all documentation submitted. Both the City Planning

Commission and the Planning & Zoning Committee shall review the request. Upon their findings, Council will request legislation and give it three (3) separate readings if the vacation is to proceed.

In order to vacate a public right-of-way, City Council must adopt an ordinance doing so. Normally, legislation is prepared when the Planning & Zoning Committee recommends that an action be taken. However, appropriate legislation can be drawn at the request of any Council member, whether or not the vacation is supported by the Committee. Ordinances require three readings prior to adoption, and this normally occurs over the course of three consecutive meetings of Council.

A majority affirmative vote of at least five (5) members is necessary to enact a vacation ordinance. If Council disagrees with the Planning Commission's recommendation, it will take six (6) affirmative votes of members of Council to enact a vacation ordinance. The ordinance is not effective until at least 30 days after signing by the Mayor.

Revised 12-05

Name of Contact Person Philip L. Rooney

Mailing Address 320 South Main Street, Findlay, Ohio 45840

Phone No. (Home) _____ (Business) 419-425-3821

1/22/11
(date)

[Signature]
(Signature of Contact Person)

OFFICE USE ONLY

MAIN

STREET

100 50 100 50

125 75 200 175

6 5

8 5

(1162) (1166) (1165) (1164)

50 150

200 200

CHURCH

100 90

(1167) (1162)

50 50 50 50

100 200 200 100

10 2 13

(1191) (1190) (1189) (1188)

50 50 50 50

100 100

11 15

(1192) (1193) (1194) (1195)

EV. LUTHERAN CHURCH

100 50 100 50

125 75 200 175

8 5

(1187) (1185)

200

1186 1184

PETITION FOR ZONING AMENDMENT

TO THE COUNCIL OF THE CITY OF FINDLAY, STATE OF OHIO:

We, the undersigned owner(s) of the following legally described property, hereby request consideration of a change in zoning district classification as specified below:

HANCOCK COUNTY FAIRGROUNDS

ADDRESS 1017 E SANOUSKY SUBDIVISION _____

PARCEL
LOT No.(s) 610000927040 610001008355

If a rezoning request involves more than one parcel, City Code requires that the petition be signed by the owners of at least fifty per cent (50%) of the frontage of the lots under consideration. If applicable, owners must fill in the following section:

SIGNATURE SUBDIVISION LOT NO. STREET FRONTAGE

Owner (Hancock County Agricultural Society)

[Signature] HCAS president 419-722-0314

Thomas D. Warren HCAS president

IF NOT LOCATED IN A RECORDED SUBDIVISION, ATTACH LEGAL DESCRIPTION

EXISTING USE _____

PRESENT ZONING DISTRICT R2 single family medium density

PROPOSED ZONING DISTRICT PO Park & Open space district

ATTACH:

- a. Vicinity map showing property lines, streets, and existing and proposed zoning.
- b. List of all property owners within, contiguous to, and directly across the street from the proposed rezoning.

NOTE: COMPLIANCE WITH ABOVE REQUIREMENT IS EXTREMELY IMPORTANT. FAILURE TO NOTIFY ANY PROPERTY OWNER FALLING WITHIN THIS CRITERIA WILL POSSIBLY INVALIDATE THE REZONING ORDINANCE PASSED AS A RESULT OF THIS PETITION.

c. A statement of how the proposed rezoning relates to the Findlay Comprehensive Land Use Plan.

d. Application for Planned Unit Development, City Planning Commission, City of Findlay, Ohio, if applying for a PUD.

Name of Contact Person HOWIE MAGERS

Mailing Address 4382 W. TOWNSHIP RD. 90, NEW RIEGEL, OHIO

Phone No. (Home) _____ (Business) 419-934-2248
5-25-16 _____
Date Signature of contact Person

OFFICE USE ONLY

\$250.00 Fee Paid _____ \$100.00 Fee Paid PUD approval _____
Applicable Advertising and Filing Fees Paid _____

Date Petition Submitted to City Council _____

Referral to Planning Commission _____ Referral to Planning & Zoning _____

Planning Commission _____ Disposition _____

Planning & Zoning _____ Disposition _____

Public Hearing Date Set By Council _____

Date of Newspaper Notice _____
(Must be mailed at least 30 days prior to Hearing)

Date of Notice to Abutting Owners _____
(Must be mailed at least 20 days prior to Hearing)

Referred for Legislation: _____

Date of Readings by Council:

First _____ Second _____ Third _____

Action by Council: _____ Ordinance No. _____

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PARCEL ,OWNER, ADDRESS,
 590000260370,MEEKS FLOYD G, MEEKS BONNIE L,1600 LIPPINCOTT AVE FINDLAY OH 45840
 570000209340,KRESSER ANNE L, KRESSER LARRY F JR,1119 BROOKSIDE DR FINDLAY OH 45840
 570000209350,WASSON BRENT, WASSON LAURA L,1115 BROOKSIDE DR FINDLAY OH 45840
 590000260380,SMITH JODI M, SMITH TYLER Q,1530 LIPPINCOTT AVE FINDLAY OH 45840
 590000260390,OATES DANIEL M, OATES KIMALA L,1526 LIPPINCOTT AVE FINDLAY OH 45840
 590001025663,CLYDE-FINDLAY AREA CREDIT UNION,1120 FISHLOCK AVE FINDLAY OH 45840
 590001025662,SCHILLING BILL,0 LIPPINCOTT AVE FINDLAY OH 45840
 590000260400,RUPRIGHT LEROY E,1518 LIPPINCOTT AVE FINDLAY OH 45840
 590000260340,SCHILLING WILLIAM J,0 LIPPINCOTT AVE FINDLAY OH 45840
 590000260350,SCHILLING WILLIAM J,0 LIPPINCOTT AVE FINDLAY OH 45840
 590000260410,TREECE BARBARA,1514 LIPPINCOTT AVE FINDLAY OH 45840
 590000260420,D & G RENTAL PROPERTIES LLC,0 LIPPINCOTT AVE FINDLAY OH 45840
 590000260360,GILL SUSAN J,1111 AMELIA AVE FINDLAY OH 45840
 590000260430,D & G RENTAL PROPERTIES LLC,1504 LIPPINCOTT AVE FINDLAY OH 45840
 570000209360,UNAVAILABLE,1109 BROOKSIDE DR FINDLAY OH 45840
 590001017203,MOGG KAYLA,1108 FISHLOCK AVE FINDLAY OH 45840
 570000209370,MAYLE SARAH L, MAYLE TIMOTHY R,1105 BROOKSIDE DR FINDLAY OH 45840
 590001018309,ROB-R E CORP,1104 FISHLOCK AVE FINDLAY OH 45840
 570000209380,WILHELM KAREN K,1101 BROOKSIDE DR FINDLAY OH 45840
 590001018308,ROB-R E CORP,1100 FISHLOCK AVE FINDLAY OH 45840
 570000209390,POWELL NICOLE,1039 BROOKSIDE DR FINDLAY OH 45840
 570000209400,SLEASMAN DONALD, SLEASMAN ARLENE,1035 BROOKSIDE DR FINDLAY OH 45840
 590001014616,HUFFMAN DYPHNA P,1034 FISHLOCK AVE FINDLAY OH 45840
 590001011850,RICHARDS JAYME S, RICHARDS TOD M,1026 FISHLOCK AVE FINDLAY OH 45840
 570000209410,ELLIOTT HOWARD A,1031 BROOKSIDE DR FINDLAY OH 45840
 570000209240,GRUBER BETTY J, GRUBER RAYMOND D,1030 BROOKSIDE DR FINDLAY OH 45840
 570000209230,CONNER JUNE A, CONNER CARL L,1031 FAIRVIEW DR FINDLAY OH 45840
 570000209010,MILLER THOMAS,1030 FAIRVIEW DR FINDLAY OH 45840
 570000209000,SPALLINGER ANGELA J,1031 SELBY ST FINDLAY OH 45840
 600000314770,RICHARDS TOD M, RICHARDS JAYME S,1018 -1/2 FISHLOCK AVE FINDLAY OH 45840
 570000212720,BROOKER TERESA R,0 SELBY ST FINDLAY OH 45840
 570000212710,BROOKER TERESA R,1025 SELBY ST FINDLAY OH 45840
 570000212700,BROOKER TERESA R,0 SELBY ST FINDLAY OH 45840
 600000314760,PARKE BRIAN D, PARKE SHARON S LE, PARKE JEFFREY L, PARKE STEVEN J ETAL,1016 FISHLOCK AVE FINDLAY OH 45840
 570001008229,GOULD BRIAN J,1017 SELBY ST FINDLAY OH 45840
 600000314750,FELSKE LISA M, HOLLAR LARRY,1006 FISHLOCK AVE FINDLAY OH 45840
 570000212670,WILKINS MARK L, WILKINS ELIZABETH H,1013 SELBY ST FINDLAY OH 45840
 570000212660,BACKSTRETCH PROPERTIES LLC,1009 SELBY ST FINDLAY OH 45840
 570000212650,OMAN JOHN D,1005 SELBY ST FINDLAY OH 45840
 600000314740,MATHEWS SANDRA LE, MATHEWS TERRY J,1000 FISHLOCK AVE FINDLAY OH 45840
 570000212640,EENHOORN PROPERTIES LLC,1001 SELBY ST FINDLAY OH 45840
 600001009950,HOLMES BARBARA S, HOLMES THOMAS M,932 FISHLOCK AVE FINDLAY OH 45840
 570001008228,WEEKS TOBY ANN, WEEKS LLOYD J,931 SELBY ST FINDLAY OH 45840
 600001009949,HARRAMAN JENNIFER A,926 FISHLOCK AVE FINDLAY OH 45840
 570001008227,CUNNINGHAM RUSSELL E, CUNNINGHAM JAMIE L,925 SELBY ST FINDLAY OH 45840
 600000314720,HANCOCK CO AGRICULTURAL SOC,0 FISHLOCK AVE FINDLAY OH 45840
 580000248820,HANCOCK CO AGRICULTURAL SOC,0 FISHLOCK AVE FINDLAY OH 45840
 570001008226,FRENCH MELISSA K, KOONTZ BRIAN L,915 SELBY ST FINDLAY OH 45840
 570001008225,CREIGHTON M DAVID, CREIGHTON V SHARON,0 SELBY ST FINDLAY OH 45840
 570000212540,CREIGHTON V SHARON, CREIGHTON M DAVID,901 SELBY ST FINDLAY OH 45840
 580000248810,HANCOCK CO AGRICULTURAL SOC,0 FISHLOCK AVE FINDLAY OH 45840
 580000248800,HANCOCK CO AGRICULTURAL SOC,0 FISHLOCK AVE FINDLAY OH 45840
 570000212530,FRANKS HEATHER A,0 SELBY ST FINDLAY OH 45840
 570000212520,FRANKS HEATHER A,825 SELBY ST FINDLAY OH 45840
 580000248790,HANCOCK CO AGRICULTURAL SOC,0 FISHLOCK AVE FINDLAY OH 45840
 610000343240,ARNOLD JOHN B, ARNOLD CHRISTINA E,819 SELBY ST FINDLAY OH 45840
 580000248780,KAYSER DANILE L IRREV TRUST, MCMICHAEL JILLENE R TRUSTEE, THOMPSON JENNIFER D TRUSTEE,812 FISHLOCK AVE FINDLAY OH 45840
 580000248770,CS WILLIAMS PROPERTIES LLC,0 FISHLOCK AVE FINDLAY OH 45840
 610000343800,THOM WILLIAM E JR,815 SELBY ST FINDLAY OH 45840

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610000343670,GORRELL SHEILA J,807 SELBY ST FINDLAY OH 45840
600001008334,CS WILLIAMS PROPERTIES LLC,804 FISHLOCK AVE FINDLAY OH 45840
610000343780,JKP PROPERTY INVESTMENTS LLC,801 SELBY ST FINDLAY OH 45840
590000271550,LAUREANO AMIE E,725 SELBY ST FINDLAY OH 45840
600000314680,COUNCIL ON DOMESTIC VIOLENCE INC,734 FISHLOCK AVE FINDLAY OH 45840
600001022356,REINHART MICHELLE,720 FISHLOCK AVE FINDLAY OH 45840
580001008240,DANIEL CAROL I TRUST, DANIEL KENNETH D LE, SANDS STEPHEN P TRUSTEE,802
WYANDOT ST FINDLAY OH 45840
600001022358,RIFFLE ROBERT E, RIFFLE HEATHER L,0 FISHLOCK AVE FINDLAY OH 45840
600000314640,RIFFLE HEATHER L, RIFFLE ROBERT E,704 FISHLOCK AVE FINDLAY OH 45840
600000314630,HANCOCK COUNTY AGRICULTURAL SOCIETY,700 FISHLOCK AVE FINDLAY OH 45840
610000343690,DANIEL CAROL I TRUST, SANDS STEPHEN P TRUSTEE,0 WYANDOT ST FINDLAY OH
45840
600000314610,SAMPSON DEBORAH F, SAMPSON KENNETH E,630 FISHLOCK AVE FINDLAY OH 45840
600000314620,SAMPSON KENNETH E, SAMPSON DEBORAH F,0 E LINCOLN ST FINDLAY OH 45840
600000314600,FARQUHARSON BARBARA, WILLEKE NANCY,622 FISHLOCK AVE FINDLAY OH 45840
600000314590,DISABLE AMERICAN VETERANS BUDDY CHAPTER,606 FISHLOCK AVE FINDLAY OH
45840
600000314580,MARGRAF CAROLYN H,600 FISHLOCK AVE FINDLAY OH 45840
610000343540,HUMPHRESS MELISSA J,0 E SANDUSKY ST FINDLAY OH 45840
610000344030,HUMPHRESS MELISSA J,915 E SANDUSKY ST FINDLAY OH 45840
600001009849,COMFORT ZONE ENTERPRISES INC,0 E SANDUSKY ST FINDLAY OH 45840
600001009848,COMFORT ZONE ENTERPRISES INC,1103 E SANDUSKY ST FINDLAY OH 45840
610000343960,HANCOCK CO AGRICULTURAL SOCIETY,0 E SANDUSKY ST FINDLAY OH 45840
610000927040,HANCOCK CO AGRICULTURAL SOC,1017 E SANDUSKY ST FINDLAY OH 45840
610000344040,STONE MICHAEL G, STONE TAMMY L,0 E SANDUSKY ST FINDLAY OH 45840
610001004519,STALLMAN IAN N,845 E SANDUSKY ST FINDLAY OH 45840

E SANDUSKY ST

PARCELS - DEEDS

- ① Vol. 202, Pg. 320
- ② Vol. 406, Pg. 1041
- ③ Vol. 1771, Pg. 329
- ④ Vol. 1771, Pg. 329
- ⑤ Vol. 1771, Pg. 329
- ⑥ Vol. 1771, Pg. 329
- ⑦ Vol. 2228, Pg. 1329
- ⑧ Vol. 449, Pg. 206
- ⑨ Vol. 445, Pg. 723
- ⑩ Vol. 445, Pg. 725
- ⑪ Vol. 2114, Pg. 2365
- ⑫ Vol. 219, Pg. 205

HANCOCK COUNTY FAIRGROUNDS

LYE CREEK

② = 8, 9 & 10 COMBINED

SOUTH ST

WILLIAMS ST

E LINCOLN ST

LIMA ST

⑫

⑧
⑩
⑨ AVE

KENNEDY ST

SELBY ST

HANCOCK ST

FISHLOCK

FIRST ST

FAIRVIEW DR

BROOKSIDE DR

③

④

⑤

⑪

⑥

TRAFFIC COMMISSION

City of Findlay
May 16, 2016

MINUTES

ATTENDANCE:

MEMBERS PRESENT: Service-Safety Director Paul Schmelzer, Police Captain Sean Young, Fire Chief Josh Eberle, City Engineer Brian Thomas, Councilman Ron Monday.

STAFF PRESENT: Matt Stoffel, Public Works Superintendent; Kathy Launder, Mayor's Office.

GUESTS PRESENT: Myreon Cobb, The University of Findlay; Todd Jenkins, Peterman Associates.

OLD BUSINESS

1. Request of The University of Findlay, 1000 North Main Street, for a pedestrian activated light across North Main Street from new admissions office to the campus.

04/18/2016

Item remains tabled.

5/16/2016

Schmelzer gave an update regarding this request. He stated that Traffic Signals Supervisor Tom DeMuth placed traffic cameras resulting in five days of data being recorded. The pedestrian counts from this recording have been taken. We still need to collect the vehicle counts. After all the pedestrian and vehicle counts have been taken and this data reviewed by the Engineering Department, the data and a recommendation for the next step will be forwarded to The University of Findlay and their consultant. This should be completed in the next couple weeks. Item remains tabled.

2. Request for additional signals at Sandusky Street and Main Street.

04/18/2016

Item remains tabled.

5/16/2016

Schmelzer stated that a traffic camera was placed facing one direction at this intersection for peak traffic. It will then be placed facing the other direction at the intersection. Once the data collected from the video is reviewed, it will be brought back to Traffic Commission for consideration. Item remains tabled.

NEW BUSINESS

1. Request of Tom Wohlgamuth to enact an ordinance restricting golf carts to only be able to travel on 25 mile per hour roads or less.

Currently licensed golf carts can be on 35 MPH roads as long as it is not for a long period of time in the City of Findlay. Rasmussen stated that we should look at the power requirement of golf carts to see if they can go 35 MPH. The current ordinance is very ambiguous. It needs to be updated. A new Ohio traffic law allowing golf carts to travel on roads with a speed limit of 35 MPH or less will go into effect January 1, 2017. It is requested that the City enact a law

only allowing golf carts on roads that are 25 MPH or less. Rasmussen will look into the new law and its requirements. Will continue discussion at next month's meeting.

2. Request of Lela Doty, on behalf of the South Main Neighborhood Association, for placement of signage reading "South Main Neighborhood Association" on South Main Street southbound at Lima Avenue and on South Main Street northbound at Sixth Street.

Schmelzer stated that as part of the TAP project currently underway, we are looking at wayfinding signage for Main Street and the streets just off Main Street. This will give better direction to community landmarks. Any additional signage permitted should be consistent with the design used for the wayfinding signs. Schmelzer stated that he is not in favor of placing signage denoting an association in public right-of-way.

Motion to deny request for South Main Street Association sign; in the event that the association wants to continue the discussion, the homeowners will have to examine what the City is doing for the wayfinding signs and bring back a proposal that would be consistent with the historic nature of the area and aesthetics of the City's wayfinding package, by Schmelzer, second by Thomas. Motion passed 5-0.

3. Request of The University of Findlay, 1000 North Main Street, to designate the 300 block of College Street as "No Parking Any Time" on both sides of the street.

The University of Findlay submitted a notarized letter from the only resident in the 300 block of College Street that states that the resident is in favor of the request for No Parking Any Time on both sides of the street in the 300 block of College Street. All other property in that block is owned by The University of Findlay.

Motion to make the 300 block of College Street "No Parking Any Time" on both sides of the street, by Councilman Monday, second by Schmelzer. Motion passed 5-0.

With no further business to discuss, the meeting adjourned. The next meeting of the City of Findlay Traffic Commission will be held on May 16, 2016, at 2:30 p.m. in the third floor conference room of the Municipal Building.

Respectfully submitted,



Kathy K. Launder
City Clerk



June 2, 2016

Findlay City Council
318 Dorney Plaza
Findlay, OH 45840

RE: City of Findlay Revolving Loan Fund
Request for Appropriation

Dear Honorable Members of Council:

On May 12th, 2016 the City of Findlay Revolving Loan Fund Committee awarded a loan to M&J Enterprises Inc and MGB Real Estate Holdings, (dba Waldo Peppers) in the amount of \$110,000. The funding will provide funds for working capital, machinery and equipment, and property acquisition. The funds will be used as part of a remodeling project at the site of Waldo Peppers. The closing date for the loan has been set for June 10th, 2016.

By copy of this letter, the Law Director is requested to prepare the necessary legislation to appropriate the funds as follows:

FROM:	City of Findlay Revolving Loan Fund	\$110,000
TO:	MGB Real Estate Holdings LLC.	\$40,000 acquisition
	M&J Enterprises Inc.	\$45,000 working capital
	M&J Enterprises Inc.	\$25,000 equipment

I request this ordinance be passed on an emergency basis in order to accommodate the timeline of the business and the bank that are involved in the financing of the project. The appropriation of City RLF funds have historically been passed on an emergency basis in order to accommodate the time sensitive needs of businesses.

If you need any addition information, please do not hesitate to contact me.

Sincerely,

Matthew Cordonnier, Director
Hancock Regional Planning Commission

CC: Don Rasmussen
Ginger Sampson

PARKS AND RECREATION BOARD

City of Findlay

May 16, 2016

MINUTES

ATTENDANCE

Members Present: Paul Schmelzer, Chair, Matt Cordonnier, Dennis McPheron, Greg Meyers, Gary Pruitt, Grant Russel, Mike Slough, Brian Thomas, Dave Trisel, Jeff Wobser.

Staff Present: Matt Stoffel, Lisa Mansfield, and Kathy Launder.

APPROVAL OF MINUTES

Motion to accept minutes of the March 21, 2016, and April 18, 2016, meeting, by Meyers, second by McPheron. Motion passed 10-0.

OLD BUSINESS

YMCA Strategic Planning Reports: Schmelzer reported that in the "*Membership and Program Needs and Priorities Study*" it identifies the client base and their needs. What can we pull out of it for our needs? 85% of homes in the area are single family homes. The average household income is \$50,150. Total county population is 74,782. Median age is 25-44. The "*Online Community Needs Assessment-Summary Report*" reports 229 community members responded to the survey. The response level equates to a 95% confidence level and a confidence interval of 6.5%. Most of the respondents are from Findlay. The questions asked for the strategic planning report are different than what was asked at the Recreation Summit. In the "*Growth Research for the Findlay Family YMCA*" the primary purpose of the research was to provide unbiased data to the YMCA regarding the opportunities for growth. 600 telephone/online interviews were held with a random sample of area residents who do not belong to the YMCA. 291 online interviews were held with current YMCA members. In the Executive Summary it shows that residents are cost conscious when it comes to offerings at the YMCA. Current YMCA members are 95% satisfied. In a sample of 600 area residents, 15% of those who do not belong to the Findlay Family YMCA belong to some type of health club or recreation center. Overall residents gave the YMCA a C for Real Positive Impact score. This is typical for YMCAs across the country. Only 2% of the 600 area residents interviews stated that they have unmet needs or wants in terms of healthy living, sports, exercise, or recreation. One third of the 600 area residents interviewed who are not currently YMCA members consider membership at a YMCA as personally relevant.

Summary of Use: Schmelzer distributed a spreadsheet which shows a sampling of what the City offers for Recreation activities and facilities and who is using the activities and facilities. Suggestions were made to age group, frequency of use, and organization match of resources.

Summit Summary: A Summit Summary was distributed with action items. Schmelzer stated that if we are looking of the next thing Recreation is to do, think about what it is and bring to the next meeting. How do we figure out what is needed/wanted in our community. It is up to us to prioritize and come up with funding. Schmelzer feels good about where we are with the user groups.

DEPARTMENT REPORTS

Recreation Department Report: Mansfield reported that the City hosted a Lacrosse clinic with The University of Findlay. The attendance was low due to other scheduling conflicts, but the interest was high. Play Catch with the Mayor is scheduled for May 23 as part of the Play Ball initiative of the US Conference of Mayors and Major League Baseball. Muddonna will be there along with vendors providing food. The grand opening of the Miracle Field is scheduled for August 20. GLIAC held its softball tournament at The Marathon Diamonds. Findlay Youth Baseball will be holding a tournament. The ice is back down at the Cube. Spring Learn to Skate had 15 participants more than last year.

Parks Maintenance Department Report: Stoffel stated that the crews have been mowing. The Bandshell project is complete. Will be starting the batting cage project at The Marathon Diamonds. Have been working on the pool preparing it to open Memorial Day weekend. In the process of putting mulch down in all the parks.

OTHER REPORTS

Hancock Park District Report: Pruitt reported that the City of Findlay and the Hancock Park District have had a long standing agreement that has the Hancock Park District managing several parks in the City of Findlay. River park improvements will be made at Centennial Park, Karg Well, and River Landings Park on Fox Street. Improvements include site amenities, accessible walkways, new landscaping plans, update with modern amenities. Will install safety railing at Karg Well and add signage. The Hancock Park District will notify the City's Parks and Recreation Department when this work will be done.

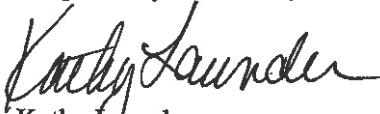
ORGANIZATIONS Report:

OTHER BUSINESS

Next Meeting: The next meeting of the Parks and Recreation Board is scheduled for June 20, 2016, at 4:00pm in the third floor conference room of the Municipal Building.

Being no further business, the meeting adjourned.

Respectfully submitted,



Kathy Launder
City Clerk

City of Findlay City Planning Commission

Thursday, June 9, 2016 - 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

NEW ITEMS

1. **SITE PLAN APPLICATION #SP-13-2016** filed by Leonard Clouse Trust, 4382 W. TR 90, New Riegel, OH for a 3,500 square foot addition to Fastenal, 7478 Rettig Rd., Findlay.
2. **APPLICATION FOR CONDITIONAL USE #CU-02-2016** filed by Best Construction/Dave Preston to use 1421 Tiffin as a mixed use Office/Residential.
3. **ALLEY/STREET VACATION PETITION #AV-03-2016** filed to vacate an unimproved right-of-way of Connell Avenue running east from Fishlock Drive.
4. **ALLEY/STREET VACATION PETITION #AV-04-2016** filed to vacate the first north/south alley east of S. Main Street abutting Lots 1164-1167 and Lot 1191 in Byal's 2nd Addition.
5. **APPLICATION FOR SITE PLAN REVIEW #SP-14-2016** filed by Tolson Enterprises, Inc., 6591 W. Central Ave., suite 100, Toledo, OH for a drive up window at 1123 Trenton Avenue, Findlay.
6. **APPLICATION FOR PRELIMINARY PLAT #PP-03-2016** for Southridge Estates 3rd Addition.
7. **APPLICATION FOR FINAL PLAT #FP-04-2016** for Southridge Estates 3rd Addition.
8. **PETITION FOR ZONING AMENDMENT #ZA-05-2016** filed by Jean Dove/Habitat for Humanity to rezone Lots 2509-2516 in the Strothers Addition plus parts of right-of-way from R-2 Single Family Medium Density to R-3 Single Family High Density.
9. **PETITION FOR ZONING AMENDMENT #ZA-06-2016** filed by Roger Best, 15491 Brookview Trail, Findlay to rezone part of Lot 349 in the Hunter's Creek 11th Addition from R-2 Single Family Medium Density to CD Condominium.

City of Findlay City Planning Commission

Thursday, May 12, 2016 - 9:00 AM
Municipal Building, Council Chambers

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:

Paul Schmelzer
Lydia Mihalik
Jackie Schroeder
Dan Clinger
Dan DeArment

STAFF ATTENDING:

Judy Scrimshaw, HRPC Staff
Matt Cordonnier, HRPC Director
Brian Thomas, P.E., P.S., Engineer
Todd Richard, Zoning Inspector
Don Rasmussen, Law Director

GUESTS:

Doug Jenkins, Tom Shindledecker, Dan Stone, Lou Wilin,
Deric Luginbill, Craig Spoon, Chuck Wilson

CALL TO ORDER

ROLL CALL

The following members were present:

Paul Schmelzer
Lydia Mihalik
Jackie Schroeder
Dan Clinger
Dan DeArment

SWEARING IN

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

APPROVAL OF MINUTES

Dan Clinger made a motion to approve the minutes of the April 14, 2016 meeting. Dan DeArment seconded. Motion to accept carried 5-0.

NEW ITEMS

1. SITE PLAN APPLICATION #SP-12-2016 filed by Pherson Properties Ltd., 1785 S. Romick Pkwy, Findlay for 2 additional storage units at 1763 S. Romick Pkwy.

HRPC

General Information

This request is located on the east part of Lot 12 in the Deer Meadows Subdivision on the south side of S. Romick Pkwy. It is zoned I-1 Light Industrial. Abutting land to the north, east and west is also zoned I-1. To the south is the Norfolk & Southern Railroad. It is not within the 100 year flood plain. The City Land Use Plan designates the area as Regional Commercial.

Parcel History

A site plan was reviewed and approved on September 10, 2009. At the time, the plan was for a first phase containing one storage unit building. Possible future building locations were indicated on the plan. Two buildings along the west side of the lot were constructed in 2009 and there was no other activity on the site until now.

Staff Analysis

The applicant is now proposing to construct the final two storage unit building on the east side of the lot.

The Findlay Zoning Ordinance was recently amended and changed the side yard setbacks in I-1 to 30'. The original plan had shown a 25' side yard and the applicant wishes to maintain that distance with the new plan also. Because of this, he has submitted to BZA for a variance on the setback. This is on the agenda for tonight's meeting. This would be our only issue with the approval of the plan today.

Staff Recommendation

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-12-2016 for 2 additional storage unit buildings at 1763 S. Romick Parkway subject to the following condition:**

- Approval of variance by BZA for a 25' side yard setback on the east side of the lot.

ENGINEERING

Access – The applicant is not proposing any changes to the existing access to the site.

Water & Sanitary Sewer – The applicant is not proposing any water or sewer services for the proposed storage buildings.

Storm water Management – Detention for the site is provided by a regional detention basin that was sized to serve the site.

MS4 Requirements – The applicant will be disturbing less than one (1) acre, so the project will not be required to comply with the City of Findlay's Erosion and Sediment Control Ordinance. The applicant will still need to obtain a permit from the OEPA and will need to meet all requirements listed in the permit.

Sidewalks – There are no existing sidewalks on Romick Parkway.

Recommendations: Approval of the site plan.

The following permits may be required prior to construction:

- Storm Tap Permit

FIRE PREVENTION

No Comments

STAFF RECOMMENDATION

Staff recommends approval of SITE PLAN APPLICATION #SP-12-2016 for 2 additional storage unit buildings at 1763 S. Romick Parkway subject to the following condition:

- Approval of variance by BZA for a 25' side yard setback on the east side of the lot. (HRPC)

DISCUSSION

Dan Clinger stated that he had some concerns regarding drainage on the site. It appears to go to the ditch which may be difficult as flat as it is. It looks like it will put water on the FOP site. Brian Thomas said it does drain toward the FOP but the parking lot is graded so there is a low spot. There is a break that will allow part of the water to go in both directions so it will not all flow to the FOP site.

MOTION

Dan Clinger made a motion to approve SITE PLAN APPLICATION #SP-12-2016 for 2 additional storage unit buildings at 1763 S. Romick Parkway subject to the following condition:

- Approval of variance by BZA for a 25' side yard setback on the east side of the lot. (HRPC)

2nd: Jackie Schroeder

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

2. SPECIAL REVIEW APPLICATION #SR-01-2016 filed by Habitat for Humanity/Jean Dove to vacate road right-of-way on N. Blanchard Street.

HRPC

General Information

This request is located on the west side of N. Blanchard Street. It is zoned R-2 Single Family Medium Density. All abutting parcels are also zoned R-2. It is not within the 100 year flood plain. The City Land Use Plan designates the area as Single Family Small Lot.

Parcel History

The right-of-way in this request abuts a small mobile home park and other residential buildings.

Staff Analysis

The applicant is looking for feedback from the Commission in regard to vacating a triangular piece of right of way on the curve of N. Blanchard Street. Habitat for Humanity wishes to acquire the land in the mobile home park plus this right-of-way and potentially construct 7 homes.

The land was formerly a part of the Strothers Addition and were parts of four 50' x 200' lots. The north/south part of N. Blanchard Street was Vincent Street in the original plat and the east/west leg was Central Avenue until Blanchard Street was created. Former Lots 2511, 2510 and 2509 will have to be replatted in order to use the as building sites if the right of way is vacated.

HRPC Staff has no issues with the vacation of the right-of-way. The applicants have been informed that homes in this area will need to use the existing alleys for access to garages. The City does not want multiple driveways accessing onto Blanchard Street in this area. The curve of the road and speed of cars make this a potentially dangerous situation for cars trying to back out. Habitat does have a home plan with rear loading garages.

ENGINEERING

The application is for a partial vacation of right of way along North Blanchard Street. There are no public utilities located in the proposed vacation area. It is our understanding that the consultant has been asked to provide some information regarding sight distances around the curve. We have not seen this information but as long as the sight distance is not a problem, we would recommend approval of the vacation. While this recommendation of approval does not approve the location, size, etc. of the proposed buildings, we would also like to add some comments regarding the potential homes so that the applicant can be made aware of them now.

Access – All access for the proposed homes will need to come off of the alley located at the rear of the lots. No driveways will be allowed to access North Blanchard Street.

Water Service – The existing mobile homes are served by private waterlines on the property. Since they are private, the City does not have any records on their location, size or condition. We would recommend that any new water service be connect into the existing waterline on North Blanchard Street.

Sanitary Service - The existing mobile homes are served by private sanitary sewers on the property. These sewers run south to the existing sanitary sewer on Eben Avenue. There is not an existing sewer located on North Blanchard Street. The consultant will need to take this into account when looking into getting sanitary service to the proposed homes.

Storm water Management – The proposed homes will have less impervious area than the existing mobile home park so storm water detention will not be required.

MS4 Requirements – Since the overall project will be disturbing more than one (1) acre, the project will be required to comply with the City of Findlay's Ordinance 937 which list the requirements for Drainage, Erosion and Sediment Control. Engineering will need to see and approve a SWPPP for the project before construction will be allowed to begin.

Sidewalks – There are no existing sidewalks located on this side of North Blanchard Street. Sidewalks will be required to be construction as part of the project.

The following permits may be required prior to construction:

- Water Tap Permits
- Sanitary Tap Permits
- Curb Cut Permits

FIRE PREVENTION

No comments.

DISCUSSION

Dan Stone presented a plan from Habitat requesting the vacation of the right-of-way of N. Blanchard on the curve in order to create additional building lots. He provided an exhibit illustrating site distances for vehicles using the alleyways to enter onto Blanchard Street. He noted that one of the existing curb cuts that are currently used by the mobile home park will be eliminated if they are able to develop this for residences.

The Commission discussed the plan. It was noted that all the units would be required to have only rear access for any driveways from the existing alleyways. Ms. Scrimshaw noted that Habitat had supplied her with the information on floor plans with rear garages even though the concept drawings showed the front garage style.

Other items discussed were the need to rezone in order to build the size of homes they wished to construct or the option of going before BZA for a variance on the square footage. It was also noted that if the right-of-way is vacated, that area will have to be platted as lots.

The Commission was favorable for the request to vacate. Since this is just a Special Review no formal action is taken at this time. The applicant will need to submit a formal Alley/Street Vacation Request Petition to Council which will be given review at a future CPC meeting.

3. APPLICATION FOR ZONING AMENDMENT #ZA-03-2016 filed to rezone 123 Garfield Street from R-2 Single Family Medium Density to R-4 Duplex/Triplex High Density.

HRPC

General Information

This request is located on the south side of Garfield Street east of the first north/south alley. It is zoned R-2 Single Family Medium Density Residential. All abutting parcels are also zoned R-1. It is not located within the 100 year flood plain. The City Land Use Plan designates the area as Single Family Small Lot.

Parcel History

This is the site of a single family home.

Staff Analysis

We understand that the owner is asking for the zoning change in order to convert the property to a two family residence. The neighborhood is a mix of single family and multiple family dwellings. 119 and 125 Garfield abut this home on the west and east sides respectively and appear to be single family homes, the home directly south at 122 George Street is single family and 120 and 126 Garfield are also single family. 118 George is a single family home with what appears to be a garage apartment in the rear.

A duplex requires off street parking for four (4) vehicles. There is a driveway from Garfield but it is extremely narrow (approximately 7'-5") between a fence on the east side and the wall of the house. There is no rear alleyway for access to the lot.

There is a separate lot at the rear of the parcel with an old garage on it which is owned by the applicant as well. The applicant has shown a plan to demolish the garage and use the area for parking. He indicates that the access will be via the alley to the west and through the property at 119 Garfield. We do not have any evidence supporting an agreement with the owner at 119 Garfield to do this. There is a shed at the rear of 119 Garfield which is in the area indicated as the driving lane. The only off street parking for that home is at the rear also.

According to Todd Richard, this property was in the process of being converted without a permit and a stop order was placed on the previous owner. The current owner just purchased it on April 19 of this year and is trying to legitimize what was started.

It is listed as a single family home on the Auditor's website and is appropriately zoned for that. Due to the difficulties in getting this site to comply with standards for a two family unit we recommend denial of the application.

Staff Recommendation

HRPC Staff recommends denial of **APPLICATION FOR ZONING AMENDMENT #ZA-03-2016 filed to rezone 123 Garfield Street from R-2 Single Family Medium Density to R-4 Duplex/Triplex High Density.**

ENGINEERING

No Comment

FIRE

No Comments

STAFF RECOMMENDATION

Staff recommends that FCPC recommend denial to Findlay City Council of **APPLICATION FOR ZONING AMENDMENT #ZA-03-2016 filed to rezone 123 Garfield Street from R-2 Single Family Medium Density to R-4 Duplex/Triplex High Density.**

DISCUSSION

Deric Luginbill, owner of the property in this request, stated that he has spoken with the owner on his west side about removing the fence between the driveways to make it easier for a vehicle to travel down that side of the home. Ms. Scrimshaw commented that in a street view from Google Maps there was a small car parked back by the garage. She stated that she would not have wanted to try to drive back there in her vehicle which is an SUV. If the fence was removed this would mean that they would technically have to drive on that neighbor's property in order to negotiate passing the house.

Mr. Luginbill stated that he had also discussed access from the neighbor to the east through his rear yard. He would then tear down the old garage and create parking spaces. Mayor Mihalik asked if he would only tear down the garage if he could do this option. Mr. Luginbill replied yes.

Dan Clinger commented that he had read in the Zoning code that up to 5 unrelated persons could live in a dwelling. He asked if that could mean that if there is a duplex, there could potentially be 10 persons here and even more cars. Todd Richard stated that that is possible.

Mr. Schmelzer asked if the abutting property owners had been notified. Ms. Scrimshaw stated yes. She had not heard from anyone prior to the meeting. Mr. Luginbill stated that he had a sheet in with his application that had signatures from all the neighbors that they had no problem with his request. Mr. Schmelzer said he did not have that. Ms. Scrimshaw replied that the application asked for a list of abutting property owners for notification purposes of Council. She often doesn't copy that for the Commission just to save paper. She does remember a list, but signatures are not required for a zoning petition except for the owner of the property to be zoned. To her knowledge the list did not have any information in regard to them signing as supporting the request. She would check to be sure.

The Commission asked what the Land Use Plan called for in this area. Ms. Scrimshaw replied that it was for Single Family Small Lot. From some field work and the Auditor's records she stated that several surrounding homes are still single family and of course there are many duplexes, etc. interspersed in the neighborhood. Depending on the wishes of Council, when the zoning map is amended, this area could either be a spotted pattern of multiple districts or remain single family with non-conforming uses.

Mr. Schmelzer asked Don Rasmussen what Council's options would be if they received a denial recommendation from CPC. Mr. Rasmussen replied that a super majority vote would be needed to overturn CPC's recommendation to deny.

MOTION

Paul Schmelzer made a motion to recommend that Findlay City Council deny APPLICATION FOR ZONING AMENDMENT #ZA-03-2016 filed to rezone 123 Garfield Street from R-2 Single Family Medium Density to R-4 Duplex/Triplex High Density for the following reasons:

- The request does not follow the existing Land Use Plan map
- The site has many difficulties that prohibit a solution to meeting the off street parking requirements
- There are too many open ended questions

2nd: Dan Clinger

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

4. APPLICATION FOR ZONING AMENDMENT #ZA-04-2016 filed to rezone 429 Walnut Street and 420-422 Prospect Street from C-2 General Commercial to R-4 Duplex/Triplex High Density.

HRPC

General Information

This parcel is located on the southwest corner of Walnut Street and Prospect Street. It is zoned C-2 General Commercial. Land to the east and west is also zoned C-2. To the north is zoned I-1 Light Industrial and to the south is zoned R-3 Single Family High Density. The project is located in the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Small Lot.

Parcel History

The parcel contains two (2) two family dwelling units.

Staff Analysis

The applicant is requesting to rezone the parcel to R-4 Duplex/Triplex to bring the existing structures into compliance with zoning.

When these units were constructed, the B-2 General Business district (now C-2 General Commercial) permitted residential units. Today, the C-2 district does not allow residential units. There are many locations around the City that have this conflicting zoning.

Further muddying this situation is the fact that there are two separate buildings on one lot. The owner intends to split the lot and create a separate parcel for each duplex. This will require BZA approval of variances on lot size and setbacks.

All of these issues came to light when the owner applied to refinance and the lender sought verification of the legality of the use.

Todd Richard did research on the existence of the duplexes and found possible lack of permits. Both appear to have existed since the 1970's. Because it is not legal to have 2 duplexes on one lot, the solution is to change the zoning district, split the lot in half and obtain variances on living space, setbacks, etc.

Staff Recommendation

HRPC Staff recommends that FCPC recommend approval of **APPLICATION FOR ZONING AMENDMENT #ZA-04-2016** filed to rezone 429 Walnut Street and 420-422 Prospect Street from C-2 General Commercial to R-4 Duplex/Triplex High Density subject to obtaining the required variances from BZA.

ENGINEERING

The building on Prospect Street shares a water service with the building at 429 Walnut Street. The City requires all separate buildings to have their own water service. We would recommend that any approval of this request include the condition that a new water service be installed for the building on Prospect Street.

FIRE PREVENTION

No Comments

STAFF RECOMMENDATION

Staff recommends that FCPC recommend approval of **APPLICATION FOR ZONING AMENDMENT #ZA-04-2016** filed to rezone 429 Walnut Street and 420-422 Prospect Street from C-2 General Commercial to R-4 Duplex/Triplex High Density subject to the following conditions:

- **Obtaining the required variances from BZA (HRPC)**
- **New water service be installed for 420-422 Prospect Street (ENG)**

DISCUSSION

Mr. Schmelzer asked if this area would be rezoned in the impending map amendment. Ms. Scrimshaw replied yes that these homes and others surrounding would be recommended for a residential zoning.

Mr. Wilson was asked if he had any issue with the need to separate the water services. Mr. Wilson said he would do what was necessary.

Dan Clinger questioned whether the parking was adequate for either building. Ms. Scrimshaw said that the newer duplex does have a 2 car paved drive on each side. It is not in the best shape and may be a little tight, but it was intended as such. The older home had a permit to convert to a triplex back in 1973 and the permit trail isn't clear on when it became a duplex. There is a garage and room for at least 2 in the driveway as well as a somewhat "illegal" gravel space along the street.

This item is also on the BZA agenda for tonight at 6:00.

MOTION

Paul Schmelzer made a motion to recommend approval to Findlay City Council of **APPLICATION FOR ZONING AMENDMENT #ZA-04-2016** filed to rezone 429 Walnut Street and 420-422 Prospect Street from C-2 General Commercial to R-4 Duplex/Triplex High Density subject to the following conditions:

- **Obtaining the required variances from BZA (HRPC)**
- **New water service be installed for 420-422 Prospect Street (ENG)**
- **The lot be split with one dwelling on each part**

2nd: Lydia Mihalik

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

5. APPLICATION FOR CONDITIONAL USE #CU-01-2016 filed by T & B Enterprises of Findlay/Michael Matthes to permit a fitness facility to operate at 618 Rockwell Avenue.

HRPC

General Information

This project is located on the north side of Rockwell Avenue. It is zoned I-1 Light Industrial. All abutting parcels are also zoned I-1. It is not located within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Industrial.

Parcel History

This is a vacant industrial building.

Staff Analysis

The applicant came to us last fall with a proposal to lease this building for his Cross Fitness business. He is currently in the strip center at Great Scot on Broad Avenue and has outgrown the facility. Due to the nature of the business he needs a large open space. At the time, such a business would not be permitted in the Industrial zoning. The owner of the building did not wish to rezone in case in the future he would need to lease as industrial again.

We informed Mr. Matthes that in the zoning amendments coming at the end of 2015 we intended to put language in industrial zoning in regard to permitting with Planning Commission review, any less intensive, non-objectionable uses. This is under the Conditional Use section.

The building is an industrial warehouse with approximately 7920 square feet of area. There are no new accesses proposed. Parking is available on the site as well as on the adjoining lot which is under the same ownership. There is an area approximately 185' wide across the front of the property which could accommodate 20 vehicles. We do not see any ill effects that the proposed business will have on the neighborhood which is a mix of industrial and residential.

Details of signage will need to be worked out with Todd Richard, City Zoning Inspector.

Staff Recommendation

HRPC Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-01-2016** filed by **T & B Enterprises of Findlay/Michael Matthes** to permit a fitness facility to operate at 618 Rockwell Avenue.

ENGINEERING

FIRE PREVENTION

No Comments

STAFF RECOMMENDATION

Staff recommends approval of **APPLICATION FOR CONDITIONAL USE #CU-01-2016** filed by **T & B Enterprises of Findlay/Michael Matthes** to permit a fitness facility to operate at 618 Rockwell Avenue.

DISCUSSION

Dan Clinger said he had no objections to the use but was concerned about the parking available. He said that the comments stated there was room for 20 vehicles based on the 185' width of pavement. He used a parking standard for recreational facilities in the zoning code and at one space per 300 square feet a minimum of 27 spaces is required. Mr. Clinger asked if the area beyond the fence could be used by the gym if needed. Ms. Scrimshaw said she knows it all belongs to the same person so that might be a possibility. She said she would check with the applicant to see if some type of an agreement might be possible.

MOTION

Paul Schmelzer made a motion to approve **APPLICATION FOR CONDITIONAL USE #CU-01-2016** to permit a fitness facility to operate at 618 Rockwell Avenue subject to following:

- **Confirmation of available parking**

2nd: Dan Clinger

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

Lydia L. Mihalik
Mayor

Paul E. Schmelzer, P.E., P.S.
Service-Safety Director



May 12th, 2016

Findlay City Council
318 Dorney Plaza
Findlay, OH 45840

RE: City of Findlay Revolving Loan Fund
Request to Amend the City Revolving Loan Guidelines

Dear Honorable Members of Council:

On May 12th, 2016 the City of Findlay Revolving Loan Fund Committee reviewed and voted to approve the following changes to the City of Findlay Revolving Loan Guidelines.

The proposed changes would reduce the required cash equity from 10% of the total projected project costs to 5%. The changes to the City of Findlay Revolving Loan Guidelines will align it to the State of Ohio standards which only require 5% equity. The exact changes are listed below:

Part II Section F-2(d)

d. have cash or equity less than ~~10%~~ 5% of total projected project cost;

Part II Section F-3

3. Applicant Equity Typically, ~~10%~~ Five percent (5%) of the total project costs must be furnished by the principal(s) of the applicant company as equity infusion. For individual loans, additional equity may be required (i.e. for a business start-up).

I request this ordinance be passed on an emergency basis in order to accommodate the timeline of the business and the bank that are involved in the financing of the project. The appropriation of City RLF funds have historically been passed on an emergency basis in order to accommodate the time sensitive needs of business transactions.

If you need any addition information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Matt Cordonnier".

Matthew Cordonnier, Director
Hancock Regional Planning Commission

CC: Don Rasmussen
Ginger Sampson

Office of the Mayor

Lydia L. Mihalik

318 Dorney Plaza, Room 310

Findlay, OH 45840

Telephone: 419-424-7137 • Fax: 419-424-7245

www.findlayohio.com

May 16, 2016

Honorable City Council
City of Findlay, Ohio

Dear Council Members:

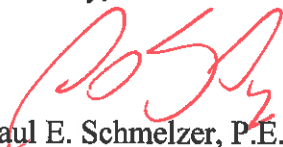
The City has received payment for the repair of a police vehicle from an incident from the City's insurance company in the amount of \$3,734.00. It has been deposited in the General Fund.

An appropriation is respectfully requested as follows:

FROM:	General Fund (insurance proceeds)	\$3,734.00
TO:	Police Department 21012000-other	\$3,734.00

Thank you for your consideration.

Sincerely,



Paul E. Schmelzer, P.E., P.S.
Service-Safety Director

cc: Donald J. Rasmussen, Director of Law
Jim Staschiak II, City Auditor
Police Department

Office of the Mayor

Lydia L. Mihalik

318 Dorney Plaza, Room 310
Findlay, OH 45840

Telephone: 419-424-7137 • Fax: 419-424-7245
www.findlayohio.com

Paul E. Schmelzer, P.E., P.S.
Service-Safety Director

May 18, 2016

Honorable City Council
City of Findlay, Ohio

Dear Council Members:

The City of Findlay received \$727.00 in donations from the Adopt-A-Flag program to go toward the purchase of American flags for Main Street. The funds have been deposited in the SCM&R Fund.

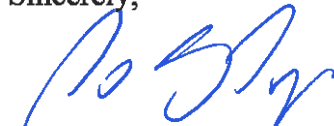
An appropriation is respectfully requested as follows:

FROM:	SCM&R Fund	\$727.00
TO:	Street Department 22040000-other	\$727.00

By copy of this letter, I am requesting the Director of Law prepare the necessary legislation.

Thank you for your consideration.

Sincerely,



Paul E. Schmelzer, P.E., P.S.
Service-Safety Director

cc: Donald J. Rasmussen, Director of Law
Jim Staschiak II, City Auditor
Street Department

Office of the Mayor

Lydia L. Mihalik

318 Dorney Plaza, Room 310

Findlay, OH 45840

Telephone: 419-424-7137 • Fax: 419-424-7245

www.findlayohio.com

May 18, 2016

Honorable City Council
Findlay, OH 45840

RE: Annual Bids and Contracts

Dear Council Members:

Each year, the City formally bids a number of chemicals, materials, and services. The contracts for these items run for a calendar year, with option(s) to renew the contracts in one-year increments. In July, a review and evaluation of the current contracts and contracted vendors will be conducted.

For those contracts that will not be renewed, the City will advertise and receive bids in October. Items that are normally bid each year include several chemicals used by the Water Treatment Plant and Water Pollution Control Center, uniforms, services, and supplies.

By copy of this letter, the Director of Law is requested to prepare the necessary legislation to authorize the Service-Safety Director to contract these items.

Thank you for your consideration in this matter.

Sincerely,



Paul E. Schmelzer, P.E., P.S.
Service-Safety Director

cc: Donald Rasmussen, Director of Law
Jim Staschiak II, City Auditor
Donna Corbin, Engineering Department



Office of the Mayor

Lydia L. Mihalik

318 Dorney Plaza, Room 310

Findlay, OH 45840

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Paul E. Schmelzer, P.E., P.S.
Service-Safety Director

May 31, 2016

Honorable City Council
Findlay, OH 45840

RE: Demolition of 1001 Blanchard Avenue

Dear Council Members:

The above-referenced property is currently in very poor and hazardous condition. This property was formerly owned by the Findlay School District, but it has been sold several times in the past 15 years. Currently, it is owned by an individual who lives in California and refuses to maintain the property.

The City has issued notice to the Owner requesting that the building be structurally stabilized so that it will no longer be a safety threat to the adjacent Findlay City School facility. Given the poor condition, and overall structural instability, I believe the only real solution is for the City to demolish the structure. The City will have to provide the funding upfront; however, any costs incurred for the demolition would be assessed through the property taxes.

There is no guarantee that all costs associated with the demolition will be recovered. However, in circumstances like this one, there are not many alternatives that do not involve public agency action. Blighted properties like this one and abandoned gas stations need addressed for the benefit of the community as a whole. We must then try to hold owners accountable for the costs of their neglect.

By copy of this letter, the Law Director is requested to prepare legislation for Council's consideration to authorize formal advertising and accepting bids. After bids are received, the cost to perform the demolition will be known. At that time, Council can consider a path forward.

Thank you for your consideration in this matter.

Sincerely,



Paul E. Schmelzer, P.E., P.S.
Service-Safety Director

pc: Don Rasmussen

City of Findlay

Income Tax Department

Post Office Box 862 Findlay, Ohio 45839-0862
 318 Dorney Plaza, Municipal Building Room 115
 Telephone: 419-424-7133 • Fax: 419-424-7410
 findlaytaxforms.com

Lydia L. Mihalik
 Mayor

Andrew Thomas
 Tax Administrator

Monthly Collection Report to Findlay Council

May 2016

Total collections for May 2016: \$2,028,317.07

	<u>2016</u> <u>Year-to-date</u>	<u>2015</u> <u>Year-to-date</u>	<u>Variance</u>
Withholders	8,273,633.35	7,878,126.36	395,506.99
Individuals	1,461,538.34	1,390,800.95	70,737.39
Businesses	<u>2,133,497.94</u>	<u>1,814,362.73</u>	<u>319,135.21</u>
Totals	11,868,669.63	11,083,290.04	785,379.59 7.09%

Actual & Estimated Past-due Taxes

Withholders	634,854.44
Individuals	1,063,657.78
Businesses	<u>106,627.86</u>
Total	1,805,140.08

Actual and Projected Revenue

	<u>2016</u> <u>Actual</u> <u>Year-to-date</u>	<u>Percentage</u> <u>of Projection</u> <u>Collected</u>	<u>Amount</u> <u>to Meet</u> <u>Projection</u>	<u>Percentage</u> <u>to Meet</u> <u>Projection</u>	<u>2016</u> <u>Projected</u> <u>Year End</u>
Withholders	8,273,633.35	46.98%	9,336,366.65	53.02%	17,610,000.00
Individuals	1,461,538.34	66.43%	738,461.66	33.57%	2,200,000.00
Businesses	<u>2,133,497.94</u>	45.06%	<u>2,601,502.06</u>	54.94%	<u>4,735,000.00</u>
Totals	11,868,669.63	48.35%	12,676,330.37	51.65%	24,545,000.00

Refunds Paid

	Month-to-date <u>Quantity</u>	Year-to-date <u>Quantity</u>	Month-to-date <u>Amount</u>	Year-to-date <u>Amount</u>
Withholders	4	26	4,551.34	8,780.22
Individuals	493	1,126	123,399.45	294,698.76
Businesses	<u>18</u>	<u>49</u>	<u>3,837.61</u>	<u>10,761.68</u>
Totals	515	1,201	131,788.40	314,240.66

Transfers of Overpayments

	Month-to-date <u>Quantity</u>	Year-to-date <u>Quantity</u>	Month-to-date <u>Amount</u>	Year-to-date <u>Amount</u>
Withholders	0	1	0.00	21.91
Individuals	294	524	53,456.35	84,597.71
Businesses	<u>19</u>	<u>234</u>	<u>8,699.10</u>	<u>143,901.16</u>
Totals	313	759	62,155.45	228,520.78



Andrew Thomas, Administrator

6-1-16

Date

Findlay Income Tax Department

Monthly Collections Report

Wednesday, June 1, 2016

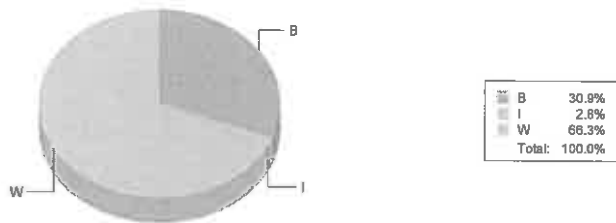
9:26:14AM

For Period May 1, 2016 through May 31, 2016

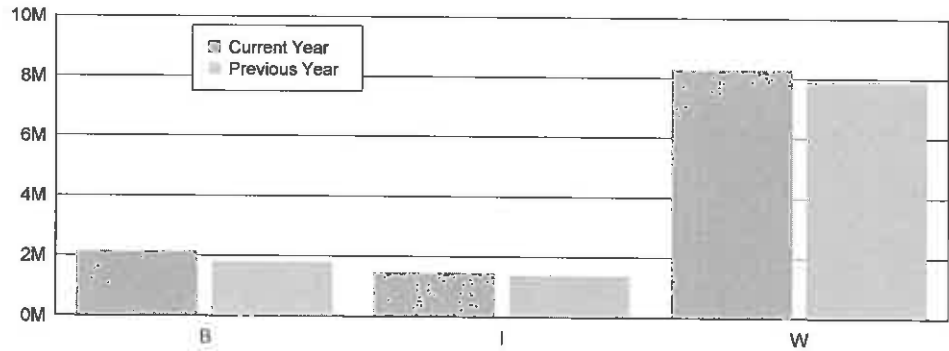
City of Findlay

Account Type	Monthly Total	2016 Year to Date	2015 Year to Date	Increase (Decrease)	% Change	2016 Month to Date	Previous Year(s) Month to Date
W	1,345,061.54	8,273,633.35	7,878,126.36	395,506.99	5.02	1,342,879.75	2,181.79
I	56,524.83	1,461,538.34	1,390,800.95	70,737.39	5.09	10,727.94	45,796.89
B	626,730.70	2,133,497.94	1,814,362.73	319,135.21	17.59	11,383.88	615,346.82
Totals:	2,028,317.07	11,868,669.63	11,083,290.04	785,379.59	7.09	1,364,991.57	663,325.50

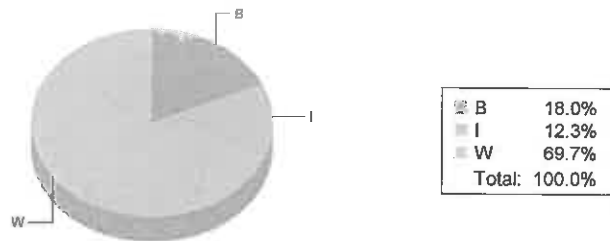
Monthly Collections by Account Type



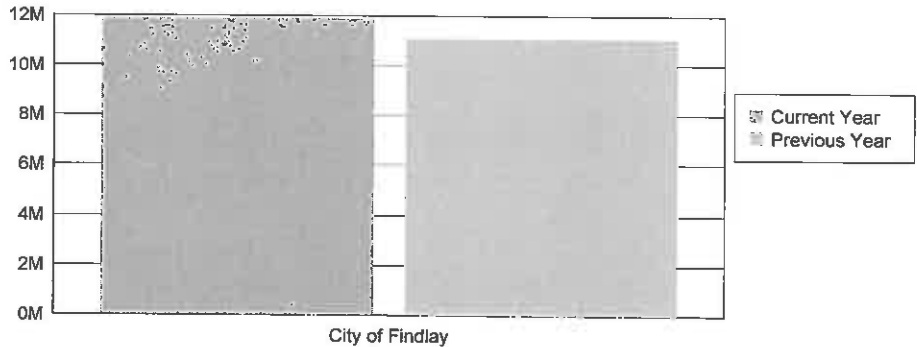
Collections Year to Date



YTD Collections by Account Type



Year to Date Total Collections





AUDITOR'S OFFICE

318 Dorney Plaza, Room 313
Findlay, OH 45840-3346
Telephone: 419-424-7101 • Fax: 419-424-7866
www.findlayohio.com

JIM STASCHIAK II
CITY AUDITOR

Wednesday, May 25, 2016

The Honorable Council
Findlay, Ohio

Dear Council Members,

I respectfully request that this letter be read into the meeting's record.

There is legislation on your agenda which authorizes the Auditor to enroll the City in the Bureau of Workers Compensation group retrospective rating program. It is necessary to have Council's approval each year to enroll in the program. The Ordinance must be passed by the 1st meeting in July with the emergency clause in effect for a 7/31/16 filing deadline.

The financial benefits of each program the Bureau offers are reviewed and analyzed throughout the year by my office with the assistance of Compmanagement, Inc., the City's third party administrator for worker's comp issues. Consideration was given to each option, and it has been determined that the group retrospective rating program would once again best serve the needs of the City in 2017. This is the fourth year we will have participated in this particular program.

Council can be assured we work diligently to continue to put the best options forward as has been demonstrated by the hundreds of thousands of dollars in savings over the last several years.

Respectfully,

Jim Staschiak II
City Auditor



Office of the Mayor

Lydia L. Mihalik

318 Dorney Plaza, Room 310

Findlay, OH 45840

Telephone: 419-424-7137 • Fax: 419-424-7245

www.findlayohio.com

Paul E. Schmelzer, P.E., P.S.

Service-Safety Director

June 2, 2016

Honorable City Council
Findlay, OH 45840

RE: Police Department Radios, Project No. 31965400

Dear Council Members:

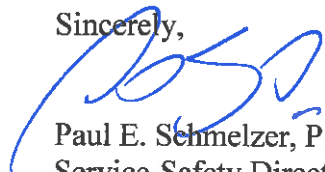
Included in the 2016 Capital Improvements plan is a line item for a partial replacement of the Police Department's portable two-way radios.

By copy of this letter, the Law Director is requested to prepare the necessary legislation for appropriating funds as follows:

FROM:	CIT Fund	
	Capital Improvements Restricted Account	\$234,021
TO:	Police Department Portable Radios Replacement	\$234,021
	Project No. 31965400	

Thank you for your consideration in this matter.

Sincerely,



Paul E. Schmelzer, P.E., P.S.
Service-Safety Director

pc: Don Rasmussen
Jim Staschiak

**FINDLAY CITY COUNCIL
CARRY-OVER LEGISLATION
June 7, 2016**

RESOLUTION NO. 019-2016

third reading

(CDBG (FY16) application, areas B-4 & B-6 (Phase II) sewer separation project no. 32556100)

A RESOLUTION AUTHORIZING THE MAYOR AND/OR SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO FILE AN APPLICATION FOR FISCAL YEAR 2016 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS AND, IF AWARDED, TO SIGN A GRANT AGREEMENT WITH THE OHIO DEPARTMENT OF DEVELOPMENT.

RESOLUTION NO. 020-2016 *(CDBG Critical Infrastructure grant application)*

third reading

A RESOLUTION AUTHORIZING THE MAYOR AND/OR SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO TO FILE AN APPLICATION FOR A CRITICAL INFRASTRUCTURE GRANT FROM COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS AND, IF AWARDED, TO SIGN A GRANT AGREEMENT WITH THE OHIO DEPARTMENT OF DEVELOPMENT.

ORDINANCE NO. 2016-044 *(Main St alleys reconstruction (CDBG FY15) project no. 32864500)*

third reading

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2016-045 *(11815 TR 145 ROW dedication)*

third reading

AN ORDINANCE DEDICATING A CERTAIN PORTION OF RIGHT-OF-WAY (HEREINAFTER REFERED TO AS 11815 TOWNSHIP ROAD 145) IN THE CITY OF FINDLAY, OHIO.

ORDINANCE NO. 2016-046 *(Miracle Field contribution)*

second reading

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2016-047 *(429 Walnut St/420-422 Prospect rezone)*

second reading

AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS 123 GARFIELD STREET REZONE) WHICH PREVIOUSLY WAS ZONED "R2 SINGLE FAMILY" TO "R4 DUPLEX TRIPLEX RESIDENTIAL".

ORDINANCE NO. 2016-048 *(Toledo-Lucas County Port Authority grant)*

second reading

AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS 429 WALNUT STREET AND 420-422 PROSPECT STREET REZONE) WHICH PREVIOUSLY WAS ZONED "C2 GENERAL COMMERCIAL" TO "R4 DUPLEX TRIPLEX RESIDENTIAL".

City of Findlay

Office of the Director of Law

318 Dorney Plaza, Room 310
Findlay, OH 45840
Telephone: 419-429-7338 • Fax: 419-424-7245

Donald J. Rasmussen
Director of Law

JUNE 7, 2016

THE FOLLOWING IS THE NEW LEGISLATION TO BE PRESENTED TO THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO, AT THE TUESDAY, JUNE 7, 2016 MEETING.

RESOLUTIONS

022-2016 A RESOLUTION APPROVING THE EXPENDITURES MADE BY THE AUDITORS OFFICE ON THE ATTACHED LIST OF VOUCHERS WHICH EITHER EXCEED THE PURCHASE ORDER OR WERE INCURRED WITHOUT A PURCHASE ORDER EXCEEDING THE STATUTORY LIMIT OF THREE THOUSAND DOLLARS (\$3000.00) ALL IN ACCORDANCE WITH OHIO REVISED CODE 5705.41(D).

ORDINANCES

- 2016-049 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.
- 2016-050 AN ORDINANCE AMENDING THE CITY OF FINDLAY REVOLVING LOAN FUND GUIDELINES, AND DECLARING AN EMERGENCY.
- 2016-051 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.
- 2016-052 AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO, TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS, WITH OPTION YEARS, FOR THE PURCHASE OF THE MATERIALS, CHEMICALS, AND SERVICE AGREEMENTS NEEDED BY THE VARIOUS DEPARTMENTS OF THE CITY OF FINDLAY, OHIO COMMENCING JANUARY 1, 2017, AND DECLARING AN EMERGENCY.
- 2016-053 AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO, TO ADVERTISE FOR AND ACCEPT BIDS FOR THE DEMOLITION OF 1001 BLANCHARD AVE, AND DECLARING AN EMERGENCY.
- 2016-054 AN ORDINANCE TO APPROVE CURRENT REPLACEMENT PAGES TO THE FINDLAY CODIFIED ORDINANCES, AND DECLARING AN EMERGENCY.
- 2016-055 AN ORDINANCE AUTHORIZING THE AUDITOR OF THE CITY OF FINDLAY, OHIO TO ENROLL THE CITY OF FINDLAY IN THE BUREAU OF WORKER'S COMPENSATION (BWC) GROUP RETROSPECTIVE RATING PLAN, AND DECLARING AN EMERGENCY.
- 2016-056 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

RESOLUTION NO. 022-2016

A RESOLUTION APPROVING THE EXPENDITURES MADE BY THE AUDITORS OFFICE ON THE ATTACHED LIST OF VOUCHERS WHICH EITHER EXCEED THE PURCHASE ORDER OR WERE INCURRED WITHOUT A PURCHASE ORDER EXCEEDING THE STATUTORY LIMIT OF THREE THOUSAND DOLLARS (\$3000.00) ALL IN ACCORDANCE WITH OHIO REVISED CODE 5705.41(D).

WHEREAS, Ohio Revised Code 5705.41(D) provides that if expenditures are incurred by a municipality without a purchase order, within thirty (30) days, the municipality must approve said expenditures.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Findlay, State of Ohio:

SECTION 1: That the expenditures set forth on the attached list identified as "Exhibit A" which are identified by the appropriate voucher on previously appropriated funds be and the same are hereby approved, all in accordance with Ohio Revised Code 5705.41(D)

SECTION 2: This Resolution shall take effect and be in force from and after the earliest period provided by law.

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

OVER PURCHASE ORDER/NO PURCHASE ORDER- COUNCIL AUTHORIZATION

VENDOR	VOUCHER	ACCOUNT	DEPARTMENT NAME	AMOUNT	REASON FOR EXPENSE	WHY
HANCOCK PUBLIC HEALTH	155803	21010000-441107	GENERAL EXPENSE/HEALTH DEPT	\$360,000.00	MERGER AGREEMENT	THIS PAYMENT WAS A PART OF THE HEALTH DEPARTMENT MERGER AGREEMENT AND WAS BUDGETED FOR BUT NO PO WAS WRITTEN

ORDINANCE NO. 2016-049

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

BE IT ORDAINED by the Council of the City of Findlay, State of Ohio, two-thirds (2/3) of all members elected thereto concurring:

SECTION 1: That the following sums be and the same are hereby appropriated:

FROM:	City of Findlay Revolving Loan Fund	\$ 110,000.00
TO:	Waldo Peppers RLF #31965700	\$ 110,000.00

SECTION 2: That the Auditor of the City of Findlay, Ohio is hereby authorized to draw one hundred ten thousand dollars and no cents (\$110,000.00) from the Revolving Loan Fund Account held at Fifth Third Bank.

SECTION 3: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to appropriate said funds so that remodeling at the Waldo Peppers site may begin,

WHEREFORE, this Ordinance shall take effect and be in force from and after its passage and approval by the Mayor.

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2016-050

AN ORDINANCE AMENDING THE CITY OF FINDLAY REVOLVING LOAN FUND GUIDELINES, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Findlay Revolving Loan Fund Committee is desirous of making the following changes to the City of Findlay Revolving Loan Fund Guidelines.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Findlay, State of Ohio, two-thirds (2/3) of all members elected thereto concurring:

SECTION 1: That the current City of Findlay Revolving Loan Fund Guidelines which reads as follows:

F. Financing Policies and Techniques

2. Ineligible Projects

In addition to those ineligible activities stated in Part II D (4) of these guidelines, projects that will not be considered for financing assistance by the RLF are those that:

- d. Have cash or equity less than 10% of total projected project cost;

3. Applicant Equity

Typically, 10% of the total project costs must be furnished by the principal(s) of the applicant company as equity infusion. For individual loans, additional equity may be required (i.e. for business start-up).

Be and the same is hereby amended to read as follows:

F. Financing Policies and Techniques

2. Ineligible Projects

In addition to those ineligible activities stated in Part II D (4) of these guidelines, projects that will not be considered for financing assistance by the RLF are those that:

- d. Have cash or equity less than 5% of total projected project cost;

3. Applicant Equity

Typically, 5% of the total project costs must be furnished by the principal(s) of the applicant company as equity infusion. For individual loans, additional equity may be required (i.e. for business start-up).

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio and for the further reason, it is immediately necessary to make said changes to the Revolving Loan Fund Guidelines so that they are in compliance with the State of Ohio standards,

WHEREFORE, this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2016-051

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

BE IT ORDAINED by the Council of the City of Findlay, State of Ohio, two-thirds (2/3) of all members elected thereto concurring:

SECTION 1: That the following sums be and the same are hereby appropriated:

FROM:	General Fund	\$ 3,734.00
TO:	Police Department #21012000-other	\$ 3,734.00
FROM:	SCM&R Fund	\$ 727.00
TO:	SCM&R Fund (donations/contributions)	\$ 727.00

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to appropriate said funds so that funds received from the City's insurance company and also donations received may be utilized,

WHEREFORE, this Ordinance shall take effect and be in force from and after its passage and approval by the Mayor.

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2016-052

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO, TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS, WITH OPTION YEARS, FOR THE PURCHASE OF THE MATERIALS, CHEMICALS, AND SERVICE AGREEMENTS NEEDED BY THE VARIOUS DEPARTMENTS OF THE CITY OF FINDLAY, OHIO COMMENCING JANUARY 1, 2017, AND DECLARING AN EMERGENCY.

BE IT ORDAINED by the Council of the City of Findlay, Ohio, two-thirds (2/3) of all members elected thereto concurring:

SECTION 1: That the Service-Safety Director of the City of Findlay, Ohio, be and he is hereby authorized to advertise for bids and enter into contracts with a one year renewal option for the purchase of the materials, chemicals and service agreements needed by the various departments of the City of Findlay, Ohio, commencing January 1, 2017.

SECTION 2: That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio and for the further reason that it is immediately necessary to furnish new materials, chemicals and service agreements for the various operating departments of the City of Findlay to continue their various essential services to its inhabitants;

WHEREFORE, this Ordinance shall take effect and be in force from and after its passage and approval by the Mayor.

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2016-053

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO, TO ADVERTISE FOR AND ACCEPT BIDS FOR THE DEMOLITION OF 1001 BLANCHARD AVE, AND DECLARING AN EMERGENCY.

BE IT ORDAINED by the Council of the City of Findlay, State of Ohio, two-thirds (2/3) of all members elected thereto concurring:

SECTION 1: That the Service-Safety Director of the City of Findlay be and he is hereby authorized to advertise for and accept bids to demolish 1001 Blanchard Ave due to the poor condition of the building and the safety hazards.

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to appropriate said funds so that these projects may proceed expeditiously and within the construction season.

WHEREFORE, this Ordinance shall take effect and be in force from and after its passage and approval by the Mayor.

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2016-054

AN ORDINANCE TO APPROVE CURRENT REPLACEMENT
PAGES TO THE FINDLAY CODIFIED ORDINANCES, AND
DECLARING AN EMERGENCY.

WHEREAS, certain provisions within the Codified Ordinances should be amended to conform with current State law as required by the Ohio Constitution; and

WHEREAS, various ordinances of a general and permanent nature have been passed by Council which should be included in the Codified Ordinances; and

WHEREAS, the City has heretofore entered into a contract with the Walter H. Drane Company to prepare and publish such revision which is before Council;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Findlay, County of Hancock, State of Ohio, two thirds (2/3) of all members elected thereto concurring:

SECTION 1: That the ordinances of the City of Findlay, Ohio, of a general and permanent nature, as revised, recodified, rearranged and consolidated into component codes, titles, chapters and sections within the 2016 Replacement Pages to the Codified Ordinances are hereby approved and adopted.

SECTION 2: That the following sections and chapters are hereby added, amended or repealed as respectively indicated in order to comply with current State law.

Traffic Code

301.19	Motorcycle. (Amended)
303.081	Impounding Vehicles on Private Residential Property. (Amended)
303.082	Tow Away Zones. (Amended)
335.031	Driving With Probationary License; Curfew. (Amended)
335.09	Display of License Plates. (Amended)
335.10	Expired or Unlawful License Plates. (Amended)
341.01	Definitions. (Amended)
341.03	Prerequisites to Operation of a Commercial Vehicle. (Amended)
341.05	Criminal Offenses. (Amended)
341.06	Employment of Drivers of Commercial Vehicles. (Amended)
351.04	Parking Near Curb; Handicapped Parking. (Amended)
373.02	Riding Upon Seats; Handlebars; Helmets and Glasses. (Amended)

General Offenses Code

529.07 Open Container Prohibited. (Amended)

SECTION 3: The complete text of the sections listed above are set forth in full in the current replacement pages to the Codified Ordinances which are hereby attached to this ordinance as Exhibit A. Any summary publication of this ordinance shall include a complete listing of these sections. Notice of adoption of each new section by reference to its title shall constitute sufficient publication of new matter contained therein.

SECTION 4: That it is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION 5: That this ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health and safety of the Municipality and its inhabitants for the reason that there exists an imperative necessity for the earliest publication and distribution of current Replacement Pages to the officials and residents of the Municipality, so as to facilitate administration, daily operation and avoid practical and legal entanglements; wherefore this ordinance shall take effect and be in force from and immediately after its passage.

PRESIDENT OF COUNCIL

PASSED _____

MAYOR

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2016-055

AN ORDINANCE AUTHORIZING THE AUDITOR OF THE CITY OF FINDLAY, OHIO TO ENROLL THE CITY OF FINDLAY IN THE BUREAU OF WORKER'S COMPENSATION (BWC) GROUP RETROSPECTIVE RATING PLAN, AND DECLARING AN EMERGENCY.

WHEREAS, the Auditor of the City of Findlay, Ohio, with the assistance of CompManagement, Inc., the City's third party administrator for Workers Compensation issues have completed their review and analysis of the financial benefits of each of the programs that the Bureau of Workers Compensation (BWC) offers, and;

WHEREAS, it has been determined that the Ohio Municipal League Group Retrospective Rating Plan would best serve the needs of the City of Findlay, Ohio in 2017.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Findlay, State of Ohio, two-thirds (2/3) of all members elected thereto concurring:

SECTION 1: That the Auditor of the City of Findlay, Ohio, Hancock County, State of Ohio be and is hereby authorized to enroll the City of Findlay in the Ohio Municipal League Group Retrospective Rating Plan approved by the Ohio Bureau of Workers Compensation, commencing January 1, 2017.

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to authorize the Auditor of the City of Findlay, Ohio to enroll the City of Findlay in said plan on or before July 8, 2016 so that the July 31, 2016 filing deadline can be met.

WHEREFORE, this Ordinance shall take effect and be in force from and after its passage and approval by the Mayor.

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2016-056

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

BE IT ORDAINED by the Council of the City of Findlay, State of Ohio, two-thirds (2/3) of all members elected thereto concurring:

SECTION 1: That the following sums be and the same are hereby appropriated:

FROM:	CIT Fund – Capital Improvements Restricted Account	\$ 234,021.00
TO:	Police Department Portable Radios Replacement	\$ 234,021.00
	Project No. #31965400	

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to appropriate said funds so that replacement Police Department portable two-way radios may be purchased,

WHEREFORE, this Ordinance shall take effect and be in force from and after its passage and approval by the Mayor.

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____