

**Committee Members:**

- Grant Russel, at large – Committee Chair
- Dennis Hellmann, Ward 2
- Tom Shindledecker, at-large
- Jim Slough, Ward 4
- Beth Warnecke, Ward 3

**Staff:**

- Matt Cordonnier, HRPC Director
- Judy Scrimshaw, HRPC
- Erik Adkins, Findlay Zoning
- Brian Thomas, City Engineer

**Meeting Start Time:** 12:02 PM

**Meeting End Time:** 12:38 PM

## Agenda:

### Call to Order

- Meeting called to order at 12:02 PM

### Roll Call

### New Items

1. Street Vacation – Bliss Avenue east of Lima Ave
  - This is a street only on paper
  - Currently has a sign for the applicant’s business
  - Russel offered that the applicant would have not needed to file this request if the City had undertaken a proactive effort to vacate such ‘paper only’ streets & alleys
  - HRPC undertook a study to identify properties such as these in 1977 and for a long time would not charge an applicant who requested to vacate one of them
  - Russel asked the committee if they would support an effort to update the 1977 study and then undertake an effort to proactively vacate streets & alleys as appropriate
  - A question was raised about vacating alleys that had been paved. It was agreed that in most cases, paved alleys would still be in use and would not be recommended for vacation
  - A question about the costs to the land landowner was raised. As envisioned, there would be no cost to the landowner to vacate; those costs would be born by the City. Filing fees with the County Recorder would be paid out of the City Council budget. The only cost to the landowner would be a slight increase in property taxes due to the increased size of their parcel; these costs were expected to be negligible.
  - Discussions about how such an effort could be undertaken and communicated to the public. The feeling was that this effort would be like the city-wide rezoning effort undertaken in 2020 with some manner to easily protest a proposed vacation adjacent to a citizen’s property.
  - Adkins said that he fields request such as this on a regular basis. There currently is a similar case between 5<sup>th</sup> & 6<sup>th</sup> Street east of Blanchard that this type of effort would address.

- A discussion of utility easements and how they would affect potential vacations was held. Thomas expressed his preference that vacations do not occur when an easement is present, however understood that knowing where such easements exist is not always apparent.
- Cordonnier offered to have HRPC update the 1977 study by the May P&Z meeting and work with the Administration to develop a basic framework of how this could be executed.
- MOTION: recommend approval as requested (Russel / Slough)
  - Motion approved 5-0

**Adjournment**

- Meeting adjourned at 12:38 pm

*Grant C. Russel*

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Grant Russel, Planning & Zoning Committee Chair

# COMMITTEE REPORT

## THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

The **PLANNING & ZONING COMMITTEE** to whom was referred a request from Chris Ostrander to vacate a portion of Bliss Avenue at 1501 Lima Avenue (parcel no. 600001008687) in the Thorpe and Andrew Addition of the City of Findlay.

We recommend

*Vacation of portion of Bliss Ave  
as requested*

### PUBLIC HEARING:

Aye  Nay

*Grant Russel* MOTION  
Grant Russel, Chairman

Aye  Nay

*Dennis Hellmann*  
Dennis Hellmann

Aye  Nay

*Tom Shindledecker*  
Tom Shindledecker

Aye  Nay

*James Slough* SECOND  
James Slough

Aye  Nay

*Beth Warnecke*  
Beth Warnecke

**PLANNING & ZONING COMMITTEE**

LEGISLATION: \_\_\_\_\_

DATED: April 8, 2021