

CITY COUNCIL
Municipal Building, Room 114
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PUBLIC HEARING MINUTES

A Public Hearing was held on December 19, 2023 at 5:45 PM in the Council Chambers, Municipal Building to consider the zoning of the twelve (12) parcels listed below to be annexed into the City of Findlay, Ohio via Ordinance No. 2023-103 referred to as the County Road 99 (RaceTrac) Annexation:

All twelve (12) parcels are situated in Allen Township, County of Hancock, State of Ohio, totaling 57.691 acres.

Parcels to be zoned I-1 Light Industrial classification:

020000005500, 020000005510, 020000005520, 020001001074
020000005570, 020000005580, 020000005590,
020001001076, 020001030282 020000005530,

Parcel 020001030280 to be zoned C-2 General Commercial classification.

Parcel 020001030281:

The eastern 1.351 acres to be zoned C-2 General Commercial classification.

The western 1.315 acres to be zoned I-1 Light Industrial classification.

President of Council Harrington asked if anyone wished to address Council:

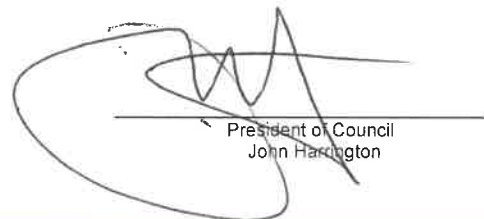
Brendan Sexton with RaceTrac, 200 Galleria Pkwy SE, Atlanta, GA 30339, is before City Council to speak to any questions Council might have on this annexation. RaceTrac has been a family-owned and operated convenience store company for over ninety (90) years primarily in George, Florida and Texas. They have been an innovator in that space providing a high quality convenience store experience for the motoring public. Recently, they have had the opportunity to expand their operations to other states. They opened their first store in Tennessee in 2017, their first store in Kentucky in 2020, and first store in Indiana last week. It is a great opportunity being in front of Findlay City Council today proposing their first store in the state of Ohio. This site received site plan approval from the HANCOCK REGIONAL PLANNING COMMISSION last year. Some conditions that were attached with that approval were annexation into the City of Findlay, and also dedication of the extension of County Road 99 into the City's roadway inventory. He asked Council if they have any questions about RaceTrac as a company or its proposed development.

Councilwoman Frische asked what makes RaceTrac different than any other truck stop. Mr. Sexton replied to benchmark them against someone who is a regional operator of Ohio, he compares them to Sheetz because they are a family owned and operated, so there is a lot of oversight in management of the stores and have a strong focus on having a very high quality facility, clean restrooms, while maintaining landscaping. They also have an expanded food offer that he would benchmark it against Sheetz of freshly made pizza, chicken, fresh fruit and salads and things of that nature that are prepared in house.

Councilman Russel moved to adjourn the Public Hearing at 5:49 pm. Seconded by Councilman Greeno. All were in favor.



Clerk of Council
Denise DeVore



President of Council
John Harrington