

## FINDLAY CITY COUNCIL MEETING AGENDA

REGULAR SESSION

July 2, 2024

COUNCIL CHAMBERS

ROLL CALL of 2024-2025 Councilmembers

PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

**ACCEPTANCE/CHANGES TO PREVIOUS PUBLIC HEARING MINUTES/CITY COUNCIL MINUTES:**

Acceptance or changes to the June 18, 2024 Regular Session City Council meeting minutes.

**ADD-ON/REPLACEMENT/REMOVAL FROM THE AGENDA:** none

**PROCLAMATIONS:** none

**RECOGNITION/RETIREMENT RESOLUTIONS:** none

**PETITIONS:** none

**ORAL COMMUNICATIONS:** none

**WRITTEN COMMUNICATIONS:**

email from Don Bruce, President/CEO of Findlay-Hancock County Alliance – downtown park

**REPORTS OF MUNICIPAL OFFICERS AND MUNICIPAL DEPARTMENTS:** none

**Service-Safety Director Martin – moratorium on recreational marijuana**

The City of Findlay Administration is requesting a 12-month moratorium on the cultivation, processing, or dispensing of recreational marijuana. During this past November 7, 2023 election, recreational marijuana was approved by the voters of Ohio. At this time, the State of Ohio is working through the rules and regulations related to recreational marijuana. The purpose of this moratorium is to allow time for the City to consider regulations in regard to the cultivation, processing, or dispensing of recreational marijuana. Service-Safety Director Martin anticipates the City of Findlay having discussions on this topic in the fall of 2024. Legislation to be adopted on an emergency to enact a moratorium in order for the City of Findlay to consider the ramifications of recreational marijuana and potential zoning changes that may be considered is requested. This is the same process the City of Findlay followed when addressing the State passing legislation around medical marijuana. Ordinance No. 2024-081 was created.

**Board of Zoning Appeals minutes – May 9, 2024.**

**President of City Council Harrington– Local Board of Tax Review appointment**

Pursuant to Ohio Revised Code 718.11 (A)(2)(HB5), the legislative authority of any municipal corporation that imposes tax on income shall maintain a local Board of Tax Review of which two (2) members shall be appointed by the legislative authority of that municipal corporation. President of City Council Harrington recommends that Tim Gephart be appointed to continue serving on this committee effective immediately through December 31, 2025. Mr. Gephart is co-owner of Knueven Schroeder & Company, is a Certified Public Accountant, and member of the Ohio Society of CPAs and the American Institute of CPAs, and has indicated a willingness to serve in this capacity. This appointment requires Council's confirmation.

**COMMITTEE REPORTS:**

The **WATER AND SEWER COMMITTEE** met on June 12, 2024 to discuss extending sanitary sewer to properties within the City that are on a septic system.

*We recommend the Administration prepare a detailed analysis of properties that do not have sanitary sewer connections.*

**LEGISLATION:**

**RESOLUTIONS:**

**RESOLUTION NO. 021-2024** (no PO) **requires one (1) reading** **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. 2024-078** (FDY Airport Masterplan Advertisement) **requires three (3) readings** **second reading**  
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO, TO ADVERTISE FOR STATEMENTS OF QUALIFICATIONS AND ENTER INTO CONTRACTS FOR MASTERPLAN ADVERTISEMENT FOR THE FDY AIRPORT MASTERPLAN PROJECT NO. 35243500, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2024-079** **requires three (3) readings** **second reading**  
(purchase of Findlay City Schools property on Foraker Avenue)

AN ORDINANCE AUTHORIZING THE CITY OF FINDLAY, OHIO TO ENTER INTO AN AGREEMENT WITH FINDLAY CITY SCHOOLS FOR THE ACQUISITION OF THE PARK PROPERTY LOCATED ON FORAKER AVENUE, FINDLAY, OHIO, PARCEL NO. 600001008634 CURRENTLY OWNED BY FINDLAY CITY SCHOOLS.

**ORDINANCE NO. 2024-080** (Tappan St vacation) **requires three (3) readings** **first reading**  
AN ORDINANCE VACATING A CERTAIN PORTION OF A CERTAIN STREET (HEREINAFTER REFERED TO AS THE TAPPAN STREET VACATION) IN THE CITY OF FINDLAY, OHIO.

**ORDINANCE NO. 2024-081** (marijuana 12-month moratorium) **requires three (3) readings** **first reading**  
AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF A TWELVE (12) MONTH MORATORIUM ON THE ESTABLISHMENT OF ANY CULTIVATION, PROCESSING, OR DISPENSING OF RECREATIONAL MARIJUANA FACILITIES IN THE CITY OF FINDLAY IN ORDER FOR THE CITY OF FINDLAY, OHIO TO CONSIDER THE RAMIFICATIONS OF RECREATIONAL MARIJUANA AND POTENTIAL ZONING CHANGES THAT MAY BE CONSIDERED, AND DECLARING AN EMERGENCY.

**UNFINISHED BUSINESS:**

**OLD BUSINESS**

**NEW BUSINESS**

## Denise Devore

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**From:** Don Bruce <dbruce@findlayhancockalliance.com>  
**Sent:** Thursday, June 27, 2024 10:34 AM  
**To:** Denise Devore  
**Cc:** Jaclynn Hohman; City Council - All; Christina Muryn; Melanie Delgado  
**Subject:** RE: [EXTERNAL]Downtown Park  
**Attachments:** DT Park\_ AFTER Hours City Council Recommendation Letter 6.24.2024.pdf

**Security Checkpoint: External Email! Do not click on links or open attachments unless you trust the source and know the content is safe.**

Hi Denise,

I wanted to give you a heads up that at the recommendation of a couple City Council Members, Melanie Delgado from the AFTER Hours Task Force Committee will be attending the meeting on Tuesday to read the subject letter. Her and some other members of the committee will be present to answer any questions as well.

Thanks....

Don Bruce, President/CEO  
**Findlay•Hancock County Alliance**  
123 E. Main Cross St., Findlay OH 45840  
567.429.7075 (o) | 419.722.2193 (m)  
dbruce@FindlayHancockAlliance.com | FindlayHancockAlliance.com

*Our Mission: Driving growth and prosperity in the Findlay•Hancock County region*

The Findlay•Hancock County Alliance is a partnership bringing growth and prosperity to the Findlay/Hancock County community. Through a strong economic development focus, leadership programs, business building initiatives and volunteer opportunities, the Alliance helps position its community among the best micropolitan communities in the United States. The Alliance is a blend of the area's best resources including the Findlay•Hancock County Chamber of Commerce, Findlay•Hancock County Economic Development Office and the Hancock County Convention & Visitors Bureau.

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**From:** Denise Devore <ddevore@findlayohio.gov>  
**Sent:** Monday, June 24, 2024 3:48 PM  
**To:** Don Bruce <dbruce@findlayhancockalliance.com>  
**Cc:** Jaclynn Hohman <jhohman@findlayohio.gov>; City Council - All <CityCouncil-All@findlayohio.gov>; cmuryn@findlayohio.gov  
**Subject:** RE: [EXTERNAL]Downtown Park

Thank you for your email. It will be on the July 2, 2024 City Council agenda as a WRITTEN COMMUNICATION.

**Denise DeVore**

City Law Director Administrative Assistant/City Council Clerk

318 Dorney Plaza  
Room 310/114  
Findlay, OH 45840  
Phone: 419-429-7338/419-424-7113  
Fax: 419-424-7245  
[www.findlayohio.com](http://www.findlayohio.com)



**From:** Don Bruce <dbruce@findlayhancockalliance.com>  
**Sent:** Monday, June 24, 2024 3:11 PM  
**To:** City Council - All <CityCouncil-All@findlayohio.gov>; Christina Muryn <cmuryn@findlayohio.gov>  
**Cc:** Jaclynn Hohman <jhohman@findlayohio.gov>  
**Subject:** [EXTERNAL]Downtown Park

**Security Checkpoint: External Email! Do not click on links or open attachments unless you trust the source and know the content is safe.**

Dear Mayor Muryn and City Council Members,

On behalf of the A.F.T.E.R. Hours Task Force Committee, we are requesting the attached letter be read into and included in the next applicable City Council meeting. Of particular interest is bullet point #2, which is the committee's recommendation on the amenities they feels should be prioritized for the Downtown Park if and when it comes to fruition. While not all of the feedback on the future downtown park has been positive, the AFTER Hours Task Force Report issued in September of 2023 stated " The Downtown Recreation Area (Park) would be transformational for Findlay and the task force expressed their overwhelming support for this development".

Thanks in advance for your support...

**The A.F.T.E.R. Hours Task Force Committee**

Don Bruce, President/CEO  
**Findlay•Hancock County Alliance**  
123 E. Main Cross St., Findlay OH 45840  
567.429.7075 (o) | 419.722.2193 (m)  
dbruce@FindlayHancockAlliance.com | FindlayHancockAlliance.com

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The Findlay•Hancock County Alliance is a partnership bringing growth and prosperity to the Findlay/Hancock County community. Through a strong economic development focus, leadership programs, business building initiatives and volunteer opportunities, the Alliance helps position its community among the best micropolitan communities in the United States. The Alliance is a blend of the area's best resources including the Findlay•Hancock County Chamber of Commerce, Findlay-Hancock County Economic Development Office and the Hancock County Convention & Visitor Bureau.

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Date: 6/24/2024

To: Findlay City Council

The A.F.T.E.R. Hours Task Force, formed in May 2022 on recommendation from the business community, aimed to challenge the status quo of the Findlay-Hancock community by energizing, modernizing, and diversifying the area to attract and retain young professionals. The task force, comprised of young professionals working in Hancock County, submitted their findings in a comprehensive report to key local entities. Their report covered 7 key areas: Retail & Restaurants, Entertainment & Nightlife, Housing, Recreation, Infrastructure & Services, Regional Connectivity, and Community & Office Culture.

To ensure the report becomes more than a theory, a subcommittee of young professionals, including some from the original group, was established. This subcommittee is working to present actionable recommendations to relevant community stakeholders, aiming to transform ideas into impactful initiatives.

Recreation was deemed the #1 priority for the young professionals. The committee came up with the below three recommendations:

1. An indoor recreation facility that is free (or minimal membership cost) to enter with pay-to-play for certain activities provided. Having amenities like multipurpose fields, a coffee shop, collaboration/social area, climbing wall, and equipment rentals to name a few. See attached PowerPoint for additional details around fitness center recommendations
2. After reviewing the proposal for the Downtown Park District north of the river, the committee felt this would be a huge benefit for the attraction of and retaining young professionals. The top amenities the group recommended for the park were a multi-purpose green space, safe bike/walking path connectivity, outdoor Amphitheater, food / beer garden, and being well lit at night.
3. A "One Stop Shop" for locating & signing up for the various recreation leagues in the community was another area the committee would like to see materialize. Today it is difficult to identify who to contact, especially for some of the less formal recreation opportunities. Volosports.com is a good example of what this could look like.

The committee is requesting City Council read the above into the next meeting minutes and take into consideration the recommendations in bullet point #2 for the future Downtown Park, which we feel would be a valuable asset in attracting and retaining young talent into our great community. In addition, we have requested other community leaders to take on the ownership of bullet points #1 & #3 listed above.

Sincerely,

The A.F.T.E.R. Hours Task Force Committee

**Attracting Future Talent, Entertainment, and Resources**



OFFICE OF  
THE MAYOR  
CHRISTINA M. MURYN

Rob Martin, BSN, MBA  
Service-Safety Director

June 26, 2024

Findlay City Council  
318 Dorney Plaza  
Findlay, Ohio 45840

**RE: Moratorium Request – Recreational Marijuana**

Honorable Members of Council:

The Administration is requesting a 12-month moratorium on the CULTIVATION, PROCESSING, OR DISPENSING OF RECREATIONAL MARIJUANA. This past election, November 7, 2023, recreational marijuana was approved by the voters of Ohio. At this time the State of Ohio is working through the rules and regulations related to recreational marijuana. The purpose of this moratorium is to allow time for the City to consider regulations in regard to the cultivation, processing, or dispensing of recreational marijuana. I anticipate the City having discussions on this topic in fall of 2024.

I respectfully request that City Council pass Ordinance 2024 – 081 on emergency to enact a Moratorium in order for the City of Findlay to consider the ramifications of recreational marijuana and potential zoning changes that may be considered. This is the same process the City followed when addressing the State passing legislation around medical marijuana.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rob Martin', is written over a light blue circular stamp.

Rob Martin BSN, MBA  
Service Safety Director

pc: Don Rasmussen, Law Director  
Jim Staschiak II, Auditor

# Board of Zoning Appeals

## May 09, 2024

**Members present:** Phil Rooney, Chairman; Blaine Wells; Scott Brecheisen; and Alex Treece.

Mr. Rooney called the meeting to order at 6:00 p.m. and the general rules were reviewed.

The following was introduced by Mr. Erik Adkins:

**Case Number: BZA-07-2024-64730**

**Address: 11600 County Road 99**

**Zone: C-2 General Commercial**

Filed by RaceTrac Petroleum Inc, regarding a variance from section 1161.12.8(F)(2) of the City of Findlay Zoning Ordinance for a new sign for the trucking scale at 11600 County Road 99. The applicant is proposing to add a new sign that will be 107.5-square feet in size, and 21-feet tall, for the entryway to the trucking scale. This section allows for a 15-square foot of sign area, with the maximum height of 5-feet.

The applicant has proposed a way-finding sign for its on-site truck scale. This request is different than what you would typically see in regards to a way-finding signage, being it is built much like a drive through arch for the entryway on to the truck scale itself. The request fits the harmony of the site.

The city will not oppose the board's decision.

Mr. Rick Kwapich, 2115 Loxley, Toledo, Ohio, was sworn in. He stated it is a cat scale sign over the actual scale. It is up high so drivers can see it as soon as they get on the property and so they can drive underneath it. The poles act as guides for them to be able to get straight on the scale and get a proper weight.

Mr. Treece (inaudible)...

Mr. Kwapich stated he does not have a plot plan with him, but it is going over wherever the scale is going.

Mr. Rooney stated it is back in the corner where the interstate is.

Mr. Kwapich stated he was thrown into this at the last meeting but was told the sign probably will not be seen from outside the property.

Mr. Rooney stated it is to the West.

Mr. Adkins stated about 200 feet or so.

Mr. Wells stated you see it at all the Racetrac properties, uniform, brand consistency, he would call it.

Mr. Kwapich stated that is correct. Cat Scale sent them a form to help answer any questions the board may have, and they said they have over 2,000 of these across the country.

Mr. Rooney asked if there are any communications on this case.

Mr. Adkins stated there was one (1) communications on this case, against it.

Mr. Wells asked which communication?

Mr. Adkins stated it was from Mrs. Weygandt.

Mr. Wells made a motion to approve the requested variance pending obtaining the required permits within 60 days.

Mr. Brecheisen seconded the motion.

Motion to approve the requested variance contingent on the required permits be obtained within 60 days.,  
4-0

The following was introduced by Mr. Erik Adkins:

**Case Number: BZA-08-2024-64785**

**Address: 750 Bright Road**

**Zone: R-1 Large Lot Residential**

Filed by St. Michael Parish, regarding a variance from sections 1161.12.12(4), 1161.12.12(5), and 1161.12.12(6); and 1161.12.7 of the City of Findlay Zoning Ordinance for a new sign at 750 Bright Road. The applicant is proposing to construct new sign that will be 14-feet in height, and 140-square foot in sign area, in which 30-percent of the sign is proposed to be an Electronic Message Center (EMC). The proposed sign will be 128.5-feet from a residential district. Section 1161.12.7 allows for a sign that is 50-square foot in sign area with a maximum height of 6-feet; and section 1161.12.12 prohibits an (EMC) from being located within a residential district, requires the (EMC) sign must be 300-feet from a residential zoned property, and restricts the (EMC) to only 25-percent of the approved sign area.

The applicant is looking to update their existing sign with an EMC and new branding. This request is more in line with what the code allows for and does not resemble other EMCs that were constructed prior to the updated code.

The multiple request appears to be a lot; however, the church is repurposing its existing sign, which is non-conforming to the current zoning code due to its height, its size, and the distance from a residential district. The mentioned request will bring the current sign into compliance via the action of a variance.

The main request is for the proposed EMC signage. Due to the location being adjacent to residential, the 5-percent additional request is not that significant, if, the church keeps the brightness down to zero at night, and keeps the messaging amount to a minimum after dusk.

The city will not oppose the board's decision.

Mr. Wells asked if the applicant has already agreed to the 0 brightness, powering down at night?

Mr. Adkins stated they are here and will be able to answer that; but in general, yes.



Mr. Rooney stated it is really four (4) variances but under one (1) variance request.

Mr. Adkins stated it is bringing the existing sign into compliance, that way they can make the modification to the sign for the EMC, which is 5% greater than they are allowed.

Mr. Dow Campbell, 120 Hancock Street, Findlay, was sworn in. He stated it is an existing sign and will stay within the existing brick work that was built in 2003. The electronic message center is slightly larger than what is allowed but it fits within the brick work that they have and they want to update to the logo that they have changed to in the last few years. He stated they are willing to power it down from 11:00 pm to 6:00 am every day. They also have a 500-student school that this sign will also serve, as well as the parish.

Mr. Wells asked how the process of powering it down will work? Will it be on a photocell, automatic, or is someone going to have to flip a switch?

Mr. Campbell stated it does have a photocell, so when it gets dark, even before 11:00 pm, it will adjust. It has a computer program that will allow them to adjust the time.

Mr. Ryan Wishaw, Toledo Sign Company, 2821 Adams Street, Toledo, Ohio, was sworn in. He stated there is a light sensor on the display and also a computer program that you can manually turn off the sign from at a specified time, the light sensor as the daily light increases and decreases, the sign will do so as well.

Mr. Brecheisen stated, Mr. Wishaw stated manually through the computer program, not automatically.

Mr. Wishaw stated, he apologized, it would be an automatic setting within that computer system to turn it off opposed to the automatic brightening and dimming of the light sensor.

Mr. Wells asked about the brightness on cloudy days, do we have input on that?

Mr. Wishaw stated the sensor will adjust accordingly and he explained the levels.

Mr. Rooney asked if there are any communications on this case.

Mr. Adkins stated he received three (3) email communications on this case, all three were against the signage; and one (1) phone call asking where the location is. The emails are attached into record.

Mr. Rooney stated this sign is more of a message to the public for community activity and not advertisements and is only giving them a 5% variance.

Mr. Rooney made a motion to approve the requested variance pending obtaining the required permits within 60 days; motion amended to add: and the sign go dark between 11:00 pm to 6:00am.

Mr. Wells seconded the motion.

Motion to approve the requested variance pending obtaining the required permits within 60 days and the sign go dark between 11:00pm to 6:00am, 3-1 (Mr. Treece nay).

The following was introduced by Mr. Erik Adkins:

**Case Number: BZA-09-2024-64792**

**Address: 0 Wellness Way**

**Zone: M-2 Multi-Family, High Density**

Filed by Investek Holdings LLC, regarding a variance from sections 1126.05(C) of the City of Findlay Zoning Ordinance for a new apartment complex on Wellness Way. The applicant is proposing to construct new apartment complex that will cover 44.7-percent of the lot with impervious surface. This section allows for 40-percent of the lot to be covered by impervious surface.

The applicant is proposing construct Phase III of their apartment complex. This is a similar request that was granted during the construction Phase II prior to 2020. Being that the request is minimal and the previous Phase also received a variance for approximately 45-percent, the city will not oppose the board's decision.

Mr. Dan Stone, Van Horn, Hoover and Associates, 3200 North Main Street, Findlay, Ohio, representing the owner, was sworn in. He stated this request is for the increase in percent of lot coverage and is phase three (III). This has gone through City Planning Commission. When they did the initial development, it was prior to ODOT coming in and taking additional right of way. ODOT did take 10 – 15 feet of the North end of their property for the new divergent diamond and that put them above the allotted 40% lot coverage. They are not high density, it is just lot coverage. They are introducing a new town home, upper scale, open, kept clean, good landscaping, a couple of ponds, possibly walking paths around ponds.

Mr. Wells asked for confirmation that the original design or original plan, minus the land that ODOT pulled, is conforming? Is it solely the change in right of way of the additional land they pulled?

Mr. Stone stated yes.

Mr. Rooney asked if there are any communications on this case.

Mr. Adkins stated there were no communications on this case.

Mr. Wells made a motion to approve the requested variance pending obtaining the required permits within 60 days.

Mr. Brecheisen seconded the motion.

Motion to approve the requested variance pending obtaining the required permits within 60 days, 4-0.

The following was introduced by Mr. Erik Adkins:

**Case Number: BZA-10-2024-64795**

**Address: 831 Hawthorne Road**

**Zone: R-1 Large Lot Residential**

Filed by Kenneth Boyle, regarding a variance from section 1161.01.1(C)(3) of the City of Findlay Zoning Ordinance for a new accessory structure at 831 Hawthorne Road. The applicant is proposing to construct

a new 160-square foot accessory structure that will be 10-feet from the unimproved Carol Street right-of-way. This section does not allow accessory structures to be located within the required front yard which is the first 30-feet from the unimproved Carol Street right-of-way.

The applicant wants to place his new proposed shed in the vicinity of where a prior shed use to be. If this lot had an alley in the rear and not an unimproved right-of-way, the owner would have been able to place the proposed shed 5-feet from the rear property line.

The unimproved Carol Street right-of-way will not be improved in the immediate future, so this will remain a grass area owned by the city. There was a proposal to vacate this right-of-way in the past, but was unsuccessful due to a referendum after passage by council.

The city will not oppose the board's decision.

Mr. Kenneth Boyle, 831 Hawthorne Road, was sworn in.

Mr. Rooney asked Mr. Boyle if he just wants to put a shed up?

Mr. Boyle stated, yes.

Mr. Wells asked for verification if it is going to go in the exact footprint of the former shed?

Mr. Boyle stated it will be 11 feet from the road and the variance if for 10 feet.

Mr. Rooney asked if there are any communications on this case.

Mr. Adkins stated there was one (1) emailed communications on this case, in favor of the request (attached into record).

Mr. Wells made a motion to approve the requested variance pending obtaining the required permits within 60 days.

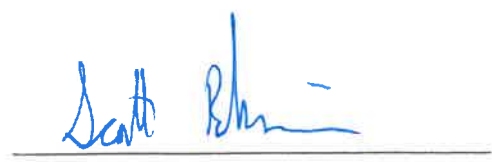
Mr. Brecheisen seconded the motion.

Motion to approve the requested variance pending obtaining the required permits within 60 days, 4-0.

The April 11, 2024 meeting minutes were approved.

The meeting was adjourned.

  
\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
Secretary

Jodi Mathias

BZA 5-09-24 mtg.

From: Erik Adkins  
Sent: Tuesday, May 7, 2024 2:08 PM  
Philip L Rooney; Sarah Gillespie; Blaine Wells; Alex K. Treece; Brody Yingling; Scott Brecheisen  
Jodi Mathias  
Subject: Correspondence letter #1 FW: [EXTERNAL]Protect Findlay's beauty

From: Lee Weygandt <lweygandt@woh.rr.com>  
Sent: Monday, May 6, 2024 12:08 PM  
To: Website - (Zoning) <zoning@findlayohio.gov>  
Subject: [EXTERNAL]Protect Findlay's beauty

**\*\*\*CAUTION\*\*\***

Security Checkpoint: External Website Email! This email originated from a "Department Address" listed on the City Website. These emails have a high probability of being Phishing/Spam related. Use extra caution when clicking links, or opening attachments.

To the Board of Zoning Appeals:

I am writing in strong opposition to two proposed, electronic message boards:

08-2024-64785 filed by St. Michael Parish, regarding a variance from sections 1161.12.12(4), 1161.12.12(5), and 1161.12.12(6); and 1161.12.7 of the City of Findlay Zoning Ordinance for a new sign at 750 Bright Road. This is directly adjacent to a neighborhood of nicely maintained residences. Who would want a brightly lit, changing message board in their neighborhood? Try sleeping with one of these things outside your bedroom window. These boards are obnoxious and are distracting to drivers. The safety issue is compounded by the fact that Bright Rd. has a curve here that requires that passing drivers keep their eyes on the road. It's easy to imagine a head-on collision caused by a driver drifting left-of-center because he was reading the message board. A large sign is entirely unnecessary as this church is already highly visible from the street.

BZA-07-2024-64730 filed by RaceTrac Petroleum Inc, regarding a variance from section 1161.12.8(F)(2) of the City of Findlay Zoning Ordinance for a new sign for the trucking scale at 11600 County Road 99. The size of this proposed sign is entirely troubling. The sign would be 3 times the permitted height and 7 times the permitted area. Would this be a two-sided sign facing both north and south? I've seen these giant, flashing truck-stop signs elsewhere and they certainly do not reflect well on any community they're located in. This particular business is directly located at the entrance to our city. This is the first thing Findlay visitors will see. We have implemented zoning ordinances for a reason, precisely to prevent the construction of these electronic eye-sores. A nicely landscaped gas station right off the highway with a 5ft monument sign would certainly be utilized by travelers.

We can make this city look like a park or we can let it become illuminated like Las Vegas. We have zoning laws for the protection of existing property owners and to protect the character and aesthetic beauty of this city. I urge you to reject both of these requested variances.

Lee Weygandt

4 Greenlawn Ave.

Findlay, Ohio 45840

## Jodi Mathias

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**From:** Erik Adkins  
**Sent:** Tuesday, May 7, 2024 2:09 PM  
Philip L Rooney; Sarah Gillespie; Blaine Wells; Brody Yingling; Alex K. Treece; Scott Brecheisen  
Jodi Mathias  
**Subject:** Correspondence letter #2 FW: [EXTERNAL]St MikesBZA-08-2024-64785, BZA-07-2024-64730

-----Original Message-----

**From:** Cathy Weygandt <wall@woh.rr.com>  
**Sent:** Monday, May 6, 2024 9:05 AM  
**To:** Website - (Zoning) <zoning@findlayohio.gov>  
**Subject:** [EXTERNAL]St MikesBZA-08-2024-64785, BZA-07-2024-64730

\*\*\*CAUTION\*\*\*

Security Checkpoint: External Website Email! This email originated from a "Department Address" listed on the City Website. These emails have a high probability of being Phishing/Spam related. Use extra caution when clicking links, or opening attachments.

In regards to the ludicrous huge increase in size variance request by St. Michael Parish for their digital message board, please soundly deny this variance. A 14' tall sign, so close to a neighborhood will allow the continued digression along Bright road of distractions for drivers.

That area, moving closer to the intersection is always congested and a place that needs full attention to drive.

Has there been a traffic study of this area to see if there is a higher accident rate? To more than double in size of a sign, and adding a message board so close to a neighborhood will set a precedent if allowed.

RaceTrac's proposal is along the same lines. As we are developing County Road 99, the time to set the precedence is now, in adhering to the carefully planned codes and ordinances, for the betterment of our community. Other cities have no problem finding gas stations where the signage sits low and maintains an aesthetically pleasing height established by thoughtful planning. We do not need 21' tall signs! Will we ever live down the Menard's signage debacle that was allowed? We can stop this.

Please soundly vote no against this ridiculous ask.

Let us continue our endeavor to proceed with careful, aesthetic planning, with codes and ordinances for the betterment of Findlay, OH.

Thank you for all you do,

Cathy Weygandt

204 Greenlawn Ave

Findlay OH

419-306-8691

# Jodi Mathias

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**From:** Erik Adkins  
**Sent:** Tuesday, May 7, 2024 2:10 PM  
Philip L Rooney; Sarah Gillespie; Blaine Wells; Alex K. Treece; Brody Yingling; Scott Brecheisen  
Jodi Mathias  
**Subject:** Correspondence letter #3 FW: [EXTERNAL]St MikesBZA-08-2024-64785, BZA-07-2024-64730

-----Original Message-----

From: Cathy Weygandt <wall@woh.rr.com>  
Sent: Monday, May 6, 2024 1:32 PM  
To: Erik Adkins <eadkins@findlayohio.gov>  
Subject: Re: [EXTERNAL]St MikesBZA-08-2024-64785, BZA-07-2024-64730

Security Checkpoint: External Email! Do not click on links or open attachments unless you trust the source and know the content is safe.

Dear Erik,

Thank you for the additional information.

For **St. Mike's**- at least it is not an additional sign. The idea of a moving, flashing sign in this busy area remains very disconcerting, especially at nighttime. These signs are a public nuisance and an eyesore. When I sit at a red light on Bright road or wherever one of these signs are, I find my mind distracted and attempting to read these annoying signs. Of course no one can ever receive the entire message, as they require more time sitting still to read. They are a cancer in our city and cheapen the entire look of surrounding areas.

As for the RaceTrac sign, I guarantee the truckers will find their way to an alternative weigh station, even without a sign that is out of spec. There simply is not a need for this. Would Dublin or Worthington even consider such considerations?

Cathy Weygandt

On 5/6/2024 10:40 AM, Erik Adkins wrote:

- > Cathy,
- >
- > I attached the sign document to you.
- >
- > The sign is not "new" per say. It is getting rebranded. The existing sign is staying (it is already 14' in ht.), the only addition is the 30-percent instead of 25-percent EMC.
- >
- > The **RaceTrac Truck Stop** sign is attached as well. It is an arch that the trucks go through to go onto the scale.
- >
- > After seeing the documents, if you have any other questions or concerns, please email me back.
- >
- > Thanks,
- >
- > Erik R.D. Adkins, CFM
- > Zoning Administrator
- > Certified Floodplain Manager
- > City of Findlay, Ohio
- > America's Top Micropolitan 10 Years In A Row
- > 318 Dorney Plaza, Room 304
- > Findlay, OH 45840
- > Phone: 419-424-7110

> Fax: 419-424-7120  
> www.findlayohio.com

> -----Original Message-----

> From: Cathy Weygandt <wall@woh.rr.com>  
> Sent: Monday, May 6, 2024 9:05 AM  
> To: Website - (Zoning) <zoning@findlayohio.gov>  
> Subject: [EXTERNAL]St MikesBZA-08-2024-64785, BZA-07-2024-64730

> \*\*\*CAUTION\*\*\*

> Security Checkpoint: External Website Email! This email originated from a "Department Address" listed on the City Website. These emails have a high probability of being Phishing/Spam related. Use extra caution when clicking links, or opening attachments.

> In regards to the ludicrous huge increase in size variance request by St. Michael Parish for their digital message board, please soundly deny this variance. A 14' tall sign, so close to a neighborhood will allow the continued digression along Bright road of distractions for drivers.

> That area, moving closer to the intersection is always congested and a place that needs full attention to drive.

> Has there been a traffic study of this area to see if there is a higher accident rate? To more than double in size of a sign, and including a message board so close to a neighborhood will set a precedent if allowed.

> RaceTrac's proposal is along the same lines. As we are developing County Road 99, the time to set the precedence is now, in adhering to the carefully planned codes and ordinances, for the betterment of our community. Other cities have no problem finding gas stations where the signage sits low and maintains an aesthetically pleasing height established by thoughtful planning. We do not need 21' tall signs! Will we ever live down the Menard's signage debacle that was allowed? We can stop this.

> Please soundly vote no against this ridiculous ask.

> Let us continue our endeavor to proceed with careful, aesthetic planning, with codes and ordinances for the betterment of Findlay, OH.

> Thank you for all you do,

> Cathy Weygandt

> 204 Greenlawn Ave

> Findlay OH

> 419-306-8691

# Jodi Mathias

---

**From:** Erik Adkins  
**Sent:** Wednesday, May 8, 2024 11:11 AM  
Philip L Rooney; Sarah Gillespie; Blaine Wells; Brody Yingling; Scott Brecheisen; Alex K. Treece  
Jodi Mathias  
**Subject:** BZA Correspondence #4 FW: FW: [EXTERNAL]St MikesBZA-08-2024-64785, BZA-07-2024-64730

-----Original Message-----

**From:** Lee Weygandt <lweygandt@woh.rr.com>  
**Sent:** Wednesday, May 8, 2024 10:28 AM  
**To:** Erik Adkins <eadkins@findlayohio.gov>; Website - (Zoning) <zoning@findlayohio.gov>  
**Subject:** Re: FW: [EXTERNAL]St MikesBZA-08-2024-64785, BZA-07-2024-64730

\*\*\*CAUTION\*\*\*

Security Checkpoint: External Website Email! This email originated from a "Department Address" listed on the City Website. These emails have a high probability of being Phishing/Spam related. Use extra caution when clicking links, or opening attachments.

I do hope the request for these 2 large, illuminated signs on **Bright road** are not permitted. They are an annoying, distracting eyesore for anyone passing by. Do not discount the safety issue these signs would create. Protect the property values and the attractive appearance of this neighborhood and reject this request.

We have zoning ordinances for a reason.

Weygandt

On 5/6/2024 12:18 PM, Erik Adkins wrote:

- > Lee,
- >
- > I attached the sign document to you.
- >
- > The sign is not "new" per say. It is getting rebranded. The existing sign is staying (it is already 14' in ht.), the only addition is the 30-percent instead of 25-percent EMC.
- >
- > **The RaceTrac Truck Stop** sign is attached as well. It is an arch that the trucks go through to go onto the scale.
- >
- > After seeing the documents, if you have any other questions or concerns, please email me back.
- >
- > Thanks,
- >
- > Erik R.D. Adkins, CFM
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- > Findlay, OH 45840
- > Phone: 419-424-7110
- > Fax: 419-424-7120
- > www.findlayohio.com
- >
- >



## Jodi Mathias

---

**From:** Erik Adkins  
**Sent:** Wednesday, May 8, 2024 1:00 PM  
Philip L Rooney; Sarah Gillespie; Blaine Wells; Scott Brecheisen; Alex K. Treece; Brody Yingling  
Jodi Mathias  
**Subject:** BZA Correspondence #5 FW: [EXTERNAL]BZA-08-2024-64785  
**Importance:** High

**From:** Shaun Mason <shaunlmason@gmail.com>  
**Sent:** Wednesday, May 8, 2024 12:41 PM  
**To:** Website - (Zoning) <zoning@findlayohio.gov>  
**Subject:** [EXTERNAL]BZA-08-2024-64785

### \*\*\*CAUTION\*\*\*

**Security Checkpoint: External Website Email!** This email originated from a "Department Address" listed on the City Website. These emails have a high probability of being Phishing/Spam related. Use extra caution when clicking links, or opening attachments.

Shaun Mason  
606 Bright Rd.  
Findlay, Ohio 45840  
May 8, 2024

Zoning Board of Appeals  
City of Findlay  
318 Dorney Plaza, Room 304  
Findlay, OH 45840

Dear Members of the Zoning Board of Appeals,

I am writing to express my concerns regarding the variance application by **St. Michael Parish** for the property at 750 Bright Rd., referenced as **BZA-08-2024-64785**. The requested deviations from sections 1161.12.12(4), 1161.12.12(5), 1161.12.12(6), and 1161.12.7 of the *Findlay Zoning Ordinance* fail to meet the essential criteria outlined in *Chapter 1127* of our Zoning Code.

#### **Absence of Undue Hardship and Unique Circumstances:**

Current zoning regulations stipulate that a variance can only be granted under unique circumstances and undue hardship resulting from strict code enforcement. St. Michael Parish has not demonstrated any such hardships or circumstances that are exclusive to their property compared to other properties in the same zoning district.

#### **Compliance with Zoning Code's Intent:**

*Section 1101.02* of the Zoning Code aims to maintain the aesthetic and structural integrity of the community. The proposed oversized and brightly illuminated sign threatens to disrupt the visual harmony of the area, potentially degrading the neighborhood's aesthetic quality and character.

#### **Alternatives and Non-Substantial Nature of Variance:**

There are practicable and less obtrusive alternatives available that would allow the parish to achieve its

communication goals. Utilizing smaller signage or digital communication methods would suffice, rendering the requested variance—particularly in terms of size and brightness—unnecessary and excessive.

**General Harmony with Community and Property Rights:**

Approving this variance would set a precedent that might encourage similar future requests, which could gradually undermine the integrity of our zoning standards. Our regulations aim to balance individual property rights with the collective interests of the community to ensure a cohesive environment.

**Lack of Justification for Minimum Variance:**

The application must demonstrate that the requested variance is the minimal necessary modification for reasonable use of the property. If it does not, it should be rejected. Alternatives exist that would significantly reduce community impact and more closely adhere to our zoning standards.

In conclusion, while I respect the intentions of St. Michael Parish to improve their communication capabilities, the variance they seek does not align with the stringent criteria set by our city's zoning code. Granting this variance would not serve the best interests of our community.

Thank you for considering my position. I trust that you will make a decision that upholds the integrity of our zoning laws and preserves the character of our neighborhood.

Sincerely,  
Shaun Mason

## Jodi Mathias

---

**From:** Erik Adkins  
**Sent:** Wednesday, May 8, 2024 1:03 PM  
Philip L Rooney; Scott Brecheisen; Sarah Gillespie; Brody Yingling; Blaine Wells; Alex K. Treece  
Jodi Mathias  
**Subject:** BZA Correspondence #6  
**Importance:** High

To the Board of Zoning Appeals,

First off, you look unorganized, unprofessional, and unofficial when you refer to Hawthorne as Drive in the official mailing and NOT Hawthorne ROAD as this is labeled a ROAD and not a DRIVE. This sort of thing matters and if you are missing this attention to detail, where else have you failed the citizens?

The mere thought of your ordinances requiring the residents of 831 Hawthorne ROAD to be forced to pay \$250 to request a variance so they can put a shed in their own backyard is embarrassing. Their neighbors to the east, Christopher Neely and Greg Mohr (who happen to be close friends with the "chairman" of this very board) have multiple sheds within 30ft of Carrol Street. They also have an 8ft privacy fence on the Carrol Street property line. The neighbors to the west have a fence in Carrol Street, not on private property, but in the public land of Carrol Street. The neighbors further west have sheds, boats, trucks, and cars, ALL in Carrol Street and NOT placed on private property.

So, for you to tell one person they are not allowed to do what ALL of their neighbors are doing unless they pay extra money and get special permission is not fair and it is not equal.

Furthermore, allowing citizens on Cranberry Lane to erect fences on Sandusky Street property line without having to get special permission is further proof that the zoning ordinances in Findlay are unfair and unequal which is not permitted under Ohio law or US Constitution.

When I requested a variance, my neighbor, Christopher Neely's friend and attorney sat as the chairman of the BZA and unethically voted against my variance request in favor of his friend/client to have my fence removed.

His unethical behavior as chairman of the BZA should be reviewed by a third party as it seems to be grounds for dismissal or disbarment.

So, I say let my neighbors do whatever they want to do on their own property as long as it isn't causing harm to anyone. Put the shed anywhere on private property and refund them their \$250 back.

Remember, how you vote is public record, we see how the chairman's clients get all of their variances approved.

Sincerely,  
Matthias Leguire  
830 E. Sandusky Street  
Findlay, OH 45840

# **Erik R.D. Adkins, CFM**

**Zoning Administrator**

**Certified Floodplain Manager**

City of Findlay, Ohio

America's Top Micropolitan 10 Years In A Row

318 Dorney Plaza, Room 304

Findlay, OH 45840

Phone: 419-424-7110

Fax: 419-424-7120

[www.findlayohio.com](http://www.findlayohio.com)



**CITY COUNCIL**  
Municipal Building, Room 114  
318 Dorney Plaza  
Findlay, OH 45840-3346

Telephone: 419-424-7113  
Fax: 419-424-7245

June 28, 2024

Honorable City Council  
Findlay, OH 45840

Re: Local Board of Tax Review

Dear Councilmembers,

Pursuant to Ohio Revised Code Section 718.11 (A)(2)(HB5), the legislative authority of any municipal corporation that imposes tax on income shall maintain a Local Board of Tax Review of which two (2) members shall be appointed by the legislative authority of that municipal corporation.

We are recommending that Tim Gephart be appointed to continue serving on this committee effective immediately through December 31, 2025. Mr. Gephart is co-owner of Knueven Schroder & Company, is a Certified Public Accountant, and member of the Ohio Society of CPAs and the American Institute of CPAs.

Respectfully,



John Harrington  
President of City Council

**COMMITTEE REPORT**

**THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO**

The **WATER AND SEWER COMMITTEE** met on June 12, 2024 to discuss extending sanitary sewer to properties within the City that are on a septic system.

We recommend

*the administration prepare a detailed analysis of properties that do not have sanitary sewer connections*

Aye  Nay

*Grant Russel*  
Grant Russel, Chairman

Aye  Nay

*Brian Bauman*  
Brian Bauman

Aye  Nay

*Dan DeArment*  
Dan DeArment

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

Aye  Nay

*Randy Greeno*  
Randy Greeno

DATED: June 12, 2024

Aye  Nay

*Josh Palmer*  
Josh Palmer

COMMITTEE:  
WATER & SEWER

**FINDLAY CITY COUNCIL  
CARRY-OVER LEGISLATION  
July 2, 2024**

**ORDINANCE NO. 2024-078** (*FDY Airport Masterplan Advertisement*) **requires three (3) readings** **second reading**  
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO, TO ADVERTISE FOR STATEMENTS OF QUALIFICATIONS AND ENTER INTO CONTRACTS FOR MASTERPLAN ADVERTISEMENT FOR THE FDY AIRPORT MASTERPLAN PROJECT NO. 35243500, APPROPRIATING AND TRANSFERRING FUNDS THERETO, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2024-079** (*purchase of Findlay City Schools property on Foraker Avenue*) **requires three (3) readings** **second reading**  
AN ORDINANCE AUTHORIZING THE CITY OF FINDLAY, OHIO TO ENTER INTO AN AGREEMENT WITH FINDLAY CITY SCHOOLS FOR THE ACQUISITION OF THE PARK PROPERTY LOCATED ON FORAKER AVENUE, FINDLAY, OHIO, PARCEL NO. 600001008634 CURRENTLY OWNED BY FINDLAY CITY SCHOOLS.

**ORDINANCE NO. 2024-078**

**AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO, TO ADVERTISE FOR STATEMENTS OF QUALIFICATIONS AND ENTER INTO CONTRACTS FOR MASTERPLAN ADVERTISEMENT FOR THE FDY AIRPORT MASTERPLAN PROJECT NO. 35243500, APPROPRIATING AND TRANSFERRING FUNDS THERETO, 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 Mayor, Service-Safety Director and/or City Engineer of the City of Findlay be and they are hereby authorized to advertise for bids and enter into contracts for the FDY Airport Masterplan Project No. 35243500.

SECTION 2: That the following sums be and the same are hereby appropriated and transferred:

FROM:	CIT Fund – Capital Improvements Restricted Account	\$ 1,000.00
TO:	FDY Airport Masterplan, <i>Project #35243500</i>	\$ 1,000.00

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 and transfer funds in order to advertise for Statements of Qualifications and enter into contracts for the FDY Airport Masterplan, Project No. 35243500 so that said projects may proceed.

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. 2024-079**

**AN ORDINANCE AUTHORIZING THE CITY OF FINDLAY, OHIO TO ENTER INTO AN AGREEMENT WITH FINDLAY CITY SCHOOLS FOR THE ACQUISITION OF THE PARK PROPERTY LOCATED ON FORAKER AVENUE, FINDLAY, OHIO, PARCEL NO. 600001008634 CURRENTLY OWNED BY FINDLAY CITY SCHOOLS.**

WHEREAS, Findlay City Schools (FCS) desires to offer said park to the City of Findlay for one dollar and no cents (\$1.00) based on the City's continued commitment of maintaining and investing in its equipment upgrades since its inception as a neighborhood park dating back to the early 1900s.

WHEREAS, said property is an asset to the West Park neighborhood with the City of Findlay continuing to maintain it as a safe and healthy environment.

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

SECTION 1: This Ordinance shall be in full force and effect from and after the earliest period provided by law.

\_\_\_\_\_  
PRESIDENT OF COUNCIL

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

ATTEST \_\_\_\_\_  
CLERK OF COUNCIL

APPROVED \_\_\_\_\_

# 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

JULY 2, 2024

THE FOLLOWING IS THE NEW LEGISLATION TO BE PRESENTED TO THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO, AT THE TUESDAY, JULY 2, 2024 MEETING.

## **RESOLUTIONS**

021-2024 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**

2024-080 AN ORDINANCE VACATING A CERTAIN PORTION OF A CERTAIN STREET (HEREINAFTER REFERED TO AS THE TAPPAN STREET VACATION) IN THE CITY OF FINDLAY, OHIO.

2024-081 AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF A TWELVE (12) MONTH MORATORIUM ON THE ESTABLISHMENT OF ANY CULTIVATION, PROCESSING, OR DISPENSING OF RECREATIONAL MARIJUANA FACILITIES IN THE CITY OF FINDLAY IN ORDER FOR THE CITY OF FINDLAY, OHIO TO CONSIDER THE RAMIFICATIONS OF RECREATIONAL MARIJUANA AND POTENTIAL ZONING CHANGES THAT MAY BE CONSIDERED, AND DECLARING AN EMERGENCY.

**RESOLUTION NO. 021-2024**

**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 \_\_\_\_\_

<b>VENDOR</b>	<b>VOUCHER</b>	<b>ACCOUNT</b>	<b>DEPARTMENT NAME</b>	<b>AMOUNT</b>	<b>REASON FOR EXPENSE</b>	<b>WHY</b>
SPENGLER NATHANSON P L L	271160	21005000-441400	LAW DIRECTOR	\$12,600.95	GEORGE MARTENS LITIGATION	NO PURCHASE ORDER PREPARED

**ORDINANCE NO. 2024-080**

**AN ORDINANCE VACATING A CERTAIN PORTION OF A CERTAIN STREET (HEREINAFTER REFERED TO AS THE TAPPAN STREET VACATION) IN THE CITY OF FINDLAY, OHIO.**

WHEREAS, a petition has been presented to Council requesting that a portion of street to be vacated as set forth herein, and;

WHEREAS, Council upon approval and recommendation of such vacation by the Planning Commission of the City of Findlay, Ohio, is satisfied that it will not be detrimental to the general interest and ought to be made.

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

SECTION 1: That the following described alley be and the same is hereby vacated:

Situated in the City of Findlay, County of Hancock and State of Ohio:

Vacating Tappan Street from the north right-of-way line of Lagrange Street to the north dead end (being the southerly right-of-way line of Interstate Route 75) along the west line of Lots 9094, 9067 and 9044, and also along the east line of Lot 9068 all within the Thorp and Andrews Subdivision.

SECTION 2: That the aforesaid vacation is hereby made subject to the preservation of the public utilities right-of-way, in accordance with the provisions of Ohio Revised Code Section 723.041 including an easement is reserved for all sanitary and/or storm sewer lines in said vacated right-of-way.

SECTION 3: That this Ordinance shall be in full force and effect from and after the earliest period provided by law.

\_\_\_\_\_  
PRESIDENT OF COUNCIL

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

ATTEST \_\_\_\_\_  
CLERK OF COUNCIL

APPROVED \_\_\_\_\_

# ORDINANCE NO. 2024-081

AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF A TWELVE (12) MONTH MORATORIUM ON THE ESTABLISHMENT OF ANY CULTIVATION, PROCESSING, OR DISPENSING OF RECREATIONAL MARIJUANA FACILITIES IN THE CITY OF FINDLAY IN ORDER FOR THE CITY OF FINDLAY, OHIO TO CONSIDER THE RAMIFICATIONS OF RECREATIONAL MARIJUANA AND POTENTIAL ZONING CHANGES THAT MAY BE CONSIDERED, AND DECLARING AN EMERGENCY.

WHEREAS, the City Administration is desirous of implementing a twelve (12) month moratorium on the establishment of any cultivation, processing, or dispensing of a recreational marijuana facility before potentially amending the Zoning Code Ordinance and enacting it as part of the Codified Ordinances of the City of Findlay, Ohio, and;

WHEREAS, the Council of the City of Findlay, Ohio deems it prudent and necessary to authorize a said twelve (12) month moratorium as earlier defined, and;

WHEREAS, the State of Ohio Legislature is still determining the rules and regulations of recreational marijuana dispensing.

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

SECTION 1: that a twelve (12) month moratorium on the establishment of any cultivation, processing, or dispensing of a recreational marijuana facility be defined as follows:

DEFINITIONS.

- "Recreational marijuana" means marijuana that is cultivated, processed, dispensed, tested, or used for a recreational purpose.
- "Facility" means any business, store, dispensary, laboratory, medical office.

SECTION 2: That the aforementioned definitions of a moratorium be and the same are hereby established for twelve (12) months while the City of Findlay determines the best course of action.

SECTION 3: This Ordinance be and the same is hereby approved and adopted by this Council and shall be effective immediately upon its passage.

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 \_\_\_\_\_