

FINDLAY CITY COUNCIL MEETING AGENDA

REGULAR SESSION

September 17, 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 September 3, 2024 Regular Session City Council meeting minutes.

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

PROCLAMATIONS: none

RECOGNITION/RETIREMENT RESOLUTIONS: none

PETITIONS:

Petition for Annexation – CR 220/CR 99 (aka Sheetz aka C.S.P. Investments, Inc.) annexation

A petition for annexation to the City of Findlay filed by Underhill & Hodge LLC, Attorneys & Counselors At Law, agent for the petitioners on August 26, 2024. A legal description for said property consisting of 21.724 acres is attached with the petition. The property requested (parcel no. 020001015352) to be annexed is currently in Allen Township, Hancock County. Referred to Law Director for Resolution of Services legislation. Resolution No. 028-2024 was created.

ORAL COMMUNICATIONS: none

WRITTEN COMMUNICATIONS: none

REPORTS OF MUNICIPAL OFFICERS AND MUNICIPAL DEPARTMENTS:

City Income Tax Monthly Collection Report – August 2024.

City Planning Commission agenda – September 12, 2024; **staff report** – September 12, 2024 **minutes**
– August 8, 2024.

Findlay Police Department Activities Report - August 2024.

Findlay Fire Department Activities Report - August 2024.

A set of summary financial reports for August 31, 2024:

- Summary of Year-To-Date Information as of August 31, 2024
- Open Projects Report as of August 31, 2024
- Cash & Investments as of August 31, 2024
- Financial Snapshot for General Fund as of August 31, 2024

Treasurer’s Reconciliation Report – August 31, 2024.

Income Tax Board minutes – May 1, 2024; August 7, 2024 (*draft*)

Board of Zoning Appeals minutes – August 15, 2024.

City Engineer Kalb – Ohio Public Works Commission (OPWC) grant application Morrical Blvd waterline replacement phase II

The City of Findlay Engineering Department is preparing to submit the annual grant application to the Ohio Public Works Commission (OPWC). This application will be for a continuation of the waterline replacement on Morrical Boulevard (from Bliss Avenue to Lima Avenue). The waterline on Morrical Boulevard is currently a 6-inch line that is in need of replacement, as well as upsizing for water quality and flow. The waterline will be upgraded to a 12-inch main line. A new 12-inch loop running from the main line under I-75 to the existing 12-inch main on Lima Avenue for the second phase of this project. Legislation authorizing City representatives to execute the necessary grant application(s) and/or agreement(s) to receive grand funding is requested. Ordinance No. 2024-110 was created.

City Engineer Kalb – fifth Capital Improvement appropriation of 2024

The fifth Capital Improvement allocation of the year is to transfer funds into capital projects in order to continue on with a couple of projects. Legislation authorizing the Mayor, Service-Safety Director and/or City Engineer to advertise for bids and enter into contracts for construction, as well as appropriate and transfer funds is requested. Ordinance No. 2024-111 was created.

FROM: CIT Fund – Capital Improvements Restricted Account	\$ 120,000.00
TO: Municipal Building Door Locks #31932200	\$ 75,000.00
TO: Roadway Resurfacing – Cemetery #31944500	\$ 40,000.00
TO: HAN-Melrose/Broad Avenue Resurfacing PID117615 #32844200	\$ 5,000.00
FROM: Water Fund	\$ 120,000.00
TO: Morrical Waterline Replacement Phase I #35744600	\$ 40,000.00
TO: S. West Street Waterline Replacement #35740400	\$ 80,000.00
FROM: Sewer Fund	\$ 50,000.00
TO: Western Avenue Sanitary Sewer Repair #35644700	\$ 25,000.00
TO: Carnahan Avenue Sanitary Sewer Replacement #35644800	\$ 25,000.00

Findlay Municipal Court Activities Report – August 2024.

City Engineer Kalb – Howard Run Ditch Cleaning, Project No. 32549500

The Howard Run Ditch Cleaning Project was discussed in the previous City Council meeting and had a final hearing on August 22, 2024. During that final hearing, the City requested the County Commissioners to table the hearing for sixty (60) days so that City Council had time to evaluate if the City would be contributing any funds towards the project. After the hearing, the City received data from the County Engineer that provided a breakdown of the cost, as well as the cost to effected residents within the City limits. From that data, the project cost within the City limits are \$286,787.30 for engineering and construction, and \$24,241.08 for the five percent (5%) maintenance fee. This project is eligible for ARPA Fund usage and to ensure the City can use up the ARPA Funds prior to the end of the year. It is proposed to use the ARPA Funds to cover the cost of \$311,028.38 to cover a portion of the Howard Run Ditch Cleaning. Legislation to appropriate and transfer funds is requested. Resolution No. 029-2024 was created.

FROM: Emory-Fort Findlay Playground, Project No. 31931200	\$ 311,030.00
TO: Howard Run Ditch Cleaning #32549500	\$ 311,030.00

Service-Safety Director Martin - Airport fuel budget

The City of Findlay Airport (FDY) requires an additional \$250,000.00 for the purchase of aviation fuel. FDY has experienced a record breaking year in air traffic and 100LL fuel sales. As of September 1, 2024, the Airport has surpassed the forecast from when the current budget was approved. When compared to 2023, FDY has seen a year-to-date forty-three percent (43%) increase of 100LL sales and a thirty-five percent (35%) increase of JET-A sales. Operationally, to achieve the best purchase price with a quick turn around the Airport team maintains up to eight (8) open purchase orders (POs) with a variety fuel vendors. In a market as volatile as petroleum product pricing, having a purchase order at the time of receiving quotes allows the City of Findlay to capitalize on the best quote and avoid possible delays with requisitions. As a result, nearly \$250,000.00 in open purchase orders may encumber allocated funds that may not be used at the time of purchase. Due to the City’s strategy of maintaining open purchase orders, along with sales this year significantly outperformed the City’s 2024 projections, an additional appropriation of \$250,000.00 is being requested to supplement the Airport’s budget through year end. These additional funds allow for the Airport to continue buying fuel for resale. Legislation to appropriate and transfer funds is requested. Ordinance No. 2024-112 was created.

FROM: General Fund	\$ 250,000.00
TO: Airport Operations Budget	\$ 250,000.00

COMMITTEE REPORTS:

The **PLANNING & ZONING COMMITTEE** to whom was referred a request from Joshua Slough to vacate the east/west alley between Bank Street and South Blanchard Street located between Lots 4671, 4672, 4715, and 4716 in the Park Addition.

We recommend to approve as requested.

The **PLANNING & ZONING COMMITTEE** to whom was referred a request from Joshua Slough to rezone 615 Edgar Avenue from R2 Medium Lot Residential to R3 Small Lot Residential.

We recommend to approve as requested.

The **PLANNING & ZONING COMMITTEE** to whom was referred a request from Cam Brown to vacate a portion of undeveloped alley being the north-south alley between Lot 4107 in the Joy Addition and Lot 3408 in the Carnahans Addition (hereinafter referred to as the undeveloped portion of West Sandusky Street).

We recommend to approve as requested.

The **PLANNING & ZONING COMMITTEE** to whom was referred a request from Kim Swartzmiller, Office Manager with Pro Tech Rental Properties located at 740 Crystal Avenue to re-establish a non-conforming use of the property as a car repair business.

We recommend to approve the request as presented with approval from legal counsel.

The **PLANNING & ZONING COMMITTEE** to whom was referred a request to discuss cannabis dispensary zoning.

We recommend to have Regional Planning with C2 and I-1, 1,000 feet and 1,500 feet map presented to the committee, along with modifications to the zoning code.

LEGISLATION:

RESOLUTIONS:

RESOLUTION NO. 028-2024 requires three (3) readings *first reading*
(CR 220/99 Sheetz annexation – services City will provide if annexed in)

A RESOLUTION STATING WHAT SERVICES THE CITY OF FINDLAY, OHIO, WILL PROVIDE TO THE TERRITORY PROPOSED TO BE ANNEXED TO THE CITY OF FINDLAY, OHIO, SITUATED IN ALLEN TOWNSHIP, COUNTY OF HANCOCK, STATE OF OHIO, AND BEING A PART OF THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 31, AND THE NORTHEAST AND SOUTHWEST QUARTER OF SECTION 36, T2N, R11E, A TRACT OF LAND CONSISTING OF 21.724 ACRES OF LAND, MORE OR LESS (HEREINAFTER REFERRED TO AS THE CR 220/99 (SHEETZ ANNEXATION)).

RESOLUTION NO. 029-2024 (Howard Run Ditch cleaning) requires three (3) readings *first reading*
A RESOLUTION TRANSFERRING FUNDS WITHIN APPROPRIATED FUNDS AND DECLARING AN EMERGENCY.

ORDINANCES:

ORDINANCE NO. 2024-103 (disaster siren replacement) requires three (3) readings *third reading*
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-107 requires three (3) readings *second reading*
(Municipal Building LED Replacement Phase 2)

AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO, TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS FOR THE MUNICIPAL BUILDING LED REPLACEMENT PHASE 2 PROJECT NO. 31942700, APPROPRIATING FUNDS THERETO, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-108 requires three (3) readings *second reading*
(2024 Annual Street Resurfacing/Curb Repairs)

AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-109 (EECBG Equipment Voucher application) requires three (3) readings *second reading*

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO, TO FILE FOR ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT (EECBG) FUNDS, AND IF AWARDED, SIGN THE AGREEMENT(S) IN ORDER TO RECEIVE FUNDS FROM THE U.S. DEPARTMENT OF ENERGY FOR THE INSTALLATION OF NEW ENERGY EFFICIENT WINDOWS AND DOORS AT THE CITY OF FINDLAY AIRPORT, LOCATED AT 1615 GRAY STREET, FINDLAY, OHIO, AS WELL AS AUTHORIZE THE HANCOCK REGIONAL PLANNING COMMISSION TO IMPLEMENT THE EECBG PROGRAM FOR THE AFOREMENTIONED VOUCHER APPLICATION, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-110 requires three (3) readings *first reading*
(OPWC grant application – Morrival Blvd waterline replacement phase II)

AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR, AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO APPLY FOR AND EXECUTE THE NECESSARY GRANT APPLICATION(S) AND AGREEMENT(S) TO RECEIVE GRANT FUNDS FROM THE OHIO PUBLIC WORKS COMMISSION FOR PHASE II OF THE REPLACEMENT WATERLINE ON MORRICAL BOULEVARD RUNNING UNDER I-75 TO THE EXISTING 12-INCH MAIN ON LIMA AVENUE, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-111 requires three (3) readings

first reading

(fifth Capital Improvement appropriation of 2024)

AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO, TO ADVERTISE FOR BIDS WHERE REQUIRED AND ENTER INTO A CONTRACTS FOR CONSTRUCTION OF VARIOUS PROJECTS IN ACCORDANCE WITH THE 2024 DEPARTMENT EQUIPMENT LIST, APPROPRIATING AND TRANSFERRING FUNDS FOR SAID CAPITAL EXPENDITURES, AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2024-112 *(Airport fuel budget)* requires three (3) readings

first reading

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

UNFINISHED BUSINESS:

OLD BUSINESS

NEW BUSINESS



Underhill & Hodge LLC
ATTORNEYS & COUNSELORS AT LAW

RECEIVED
SEP 09 2024
MAYOR'S OFFICE

Eric Zartman
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

P: 614.335.9320
F: 614.335.9329
eric@uhlfirm.com

NOTICE OF FILING OF ANNEXATION PETITION

Denise DeVore
Findlay Clerk of Council
318 Dorney Plaza
Findlay, Ohio 45840

Ms. DeVore,

In accordance with the provisions of Section 709.03 of the Ohio Revised Code, you are hereby notified that, on the 26th day of August 2024 at noon, the undersigned, as Agent for Petitioner, filed an Annexation Petition in the office of the Board of County Commissioners of Hancock County, Ohio. Said Petition prays for annexation to the City of Findlay, Ohio, of \pm 21.724 acres, more or less, in Allen Township.

On the 3rd day of September 2024, the Clerk of the Board of County Commissioners of Hancock County notified the Agent for the Petitioner that the Annexation Petition has been entered upon the journal of the Board of Hancock County Commissioners and a hearing has been scheduled for the 14th day of November 2024, at 11:00 a.m. at 514 S. Main St., 1st Floor Conference Room, Findlay, Ohio 45840. A copy of that notice is enclosed.

A copy of said Annexation Petition, with description, plat, and all other information as required by the above referenced statute, is attached hereto and made a part hereof.

Please feel free to reach out to me if you have any questions.

Sincerely,


Eric Zartman - Date



*William L. Bateson
Timothy K. Bechtol
Michael W. Pepple*

Lynn Taylor, Clerk

300 South Main Street, Findlay OH 45840 | Phone (419) 424-7044 | Fax (419) 424-7828

August 30, 2024

Underhill & Hodge LLC
Attn: Eric Zartman
8000 Walton Pkwy, Suite 260
New Albany, OH 43054

Re: C.S.P. Annexation

Dear Mr. Zartman:

This letter is to confirm that the C.S.P. hearing will be held in the Commissioner's conference room on Thursday November 14, 2024 at 11:00 a.m. If you have any questions, please contact our office.

If you have any questions, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Alec Helms", with a stylized flourish at the end.

Alec Helms, Assistant Clerk
Hancock County Commissioners

received 9-3-24

**PETITION FOR ANNEXATION
(PURSUANT TO R.C. SECTION 709.02)
TO THE CITY OF FINDLAY
OF ± 21.724 ACRES
IN THE TOWNSHIP OF ALLEN**

*TO THE BOARD OF COUNTY COMMISSIONERS
OF HANCOCK COUNTY, OHIO:*

The undersigned, being a MAJORITY OF THE PROPERTY OWNERS in the territory proposed to be annexed, hereinafter described in Exhibit "A", consisting of ± 21.724 acres, more or less, located in the Township of Allen, Hancock County, Ohio, which area is contiguous along ± 1081 feet or ± 26.3 % and adjacent to the City of Findlay, do hereby respectfully petition the Board of Hancock County Commissioners that said territory be annexed to the City of Findlay according to the statutes of the State of Ohio.

The number of property owners within the territory is one (1).

1. Attached to this petition and made part hereof is a full legal description of the area to be annexed, marked as Exhibit "A".
2. Attached to this petition and made part hereof is an accurate map of the area to be annexed, marked as Exhibit "B".
3. Attached to this petition and made part hereof is a list of parcels in the area to be annexed and adjacent territory that includes the name of the owner, mailing address of owner and permanent parcel number, marked as Exhibit "C".

The undersigned petitioner does hereby designate Michael Shannon, Esq. and Eric Zartman, Esq., attorneys of the law firm Underhill and Hodge, LLC, as its agents ("Agents") as required by Revised Code Section 709.02(C)(3), with full power and authority hereby granted to said agent to amend, alter, change, correct, withdraw, refile, substitute, compromise, increase or delete the area, to do any and all things essential thereto, and to take any action necessary for obtaining the granting of this Petition. Said amendment, alteration, change, correction, withdrawal, refiling, substitution, compromise, increase or deletion or other things or action for granting of this Petition shall be made in the Petition, description and plat by said agent without further expressed consent of the Petitioners. Agents' contact information is as follows: Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054; Phone: (614) 335-9320, Fax: (614) 335-9329; and e-mail eric@uhlfirm.com.

[Petition signatures on following counterpart pages]

PETITIONER:
C.S.P. Investments, Inc., a Delaware corporation
5700 Sixth Avenue
Altoona, PA 46602
Owner of Parcel 020001015352

Mary Gunn Date: July 23, 2024
Name

Vice-President
Title



ANNEXATION DESCRIPTION

Containing 21.724 Total Acres

Situated in the Township of Allen, County of Hancock and State of Ohio, and being a part of the northwest and southwest 1/4 of Section 31 and northeast and southeast 1/4 of Section 36, Town 2 North, Range 11 East, and being lands conveyed to Sharon K. Cole, as Trustee of the Sharon K. Cole 2002 Trust, as Amended, as recorded in Official Record 2305, Page 2530, part of County Road No. 220 and part of County Road No. 99 and more particularly described as follows:

Commencing at a found iron pin with metal disc, marking the southwest corner of the northwest 1/4 of Section 31;

Thence along the west line of said northwest 1/4, also being the centerline of County Road No. 220, N 00° 47' 27" E, a distance of 44.99 feet to a point at the southeast corner of the northeast 1/4 of aforementioned Section 36;

Thence leaving the centerline of County Road No. 220 and along the south line of said northeast 1/4 of Section 36, N 89° 04' 32" E, a distance of 49.98 feet to a point on the existing City of Findlay corporation line and being the **TRUE POINT OF BEGINNING**.

Thence along the westerly right of way line of said County Road No. 220 (in part) and the existing corporation line, N 00° 51' 45" E, a distance of **356.59 feet** to a found 1/2 iron pin with "Peterman Assoc." cap;

Thence leaving the existing corporation line and continuing along the westerly right of way line of said County Road No. 220 the following courses;

- S 88° 37' 39" E, a distance of **9.54 feet** to a point;
- N 00° 47' 28" E, a distance of **267.78 feet** to a point;

Thence leaving the westerly line County Road No. 220 and along the southerly line of lot 34 Griffith Heights 3rd Addition (in part) as recorded in Plat Volume 4, Page 56 and along the southerly line of lands conveyed to Cynthia K. Russell, recorded in Vol. 1321, Pg. 328, S 89° 47' 15" E, a distance of **711.66 feet** to a found 1/2 iron pin with "Peterman Assoc." cap;

Thence along the east line of said lands of Cynthia K. Russel, N 00° 52' 45" E, a distance of **50.00 feet** to a found 1/2" iron pin on the south line of Griffith Heights 4th Addition as platted in Plat Volume 11, Page 19 of the Hancock County Plat Records;

Thence along the south line of lots 38, 37, 36, 35, 46 and Fairfield Street of said Griffith Heights 4th Addition, S 89° 47' 15" E, a distance of **580.40 feet** to a point on the westerly right of way line of the Conrail Railroad System, referenced by a 5/8" Iron Pin with "VHHA 8159" cap at S 76° 34' 13" W, a distance of 1.04 feet;

Thence along the westerly right of way line of said Conrail Railroad System, S 00° 55' 28" W, a distance of **765.34 feet** to a point on the southerly right of way line of County Road No. 99;

Thence along the southerly right of way line of said County Road No. 99, S 89° 04' 09" E, a distance of **650.51 feet** to a found 1/2 iron pin with "Peterman Assoc." cap on the aforementioned existing corporation line;

Thence continuing along the southerly right of way line of said County Road No. 99 and the existing corporation line, S 89° 03' 09" E, a distance of **649.85 feet** to a point;

Thence continuing along said existing corporation line, N 00° 51' 45" E, a distance of **74.66 feet** to the **TRUE POINT OF BEGINNING**, containing **21.724 acres** of land more or less. Subject to all easements, reservations, restrictions and conditions of record.

North and bearing system based on the Ohio State Plane - North, NAD 83 and upon GPS observations taken by CESO in January of 2024, scaled to ground at a lat. N41°05'19.23358", long. W83°38'52.36484" at a project height of 706.220 feet and a scale factor of 1.00009456325297.

Based on a field survey conducted by CESO in January 2024.

CESO, Inc.

Sean T Brooks, PS
Registered Surveyor No. 8828

Date:



ANNEXATION TO THE CITY OF FINDLAY, OHIO

SECTION 31, TOWN 2 N, RANGE 11 E
ALLEN TOWNSHIP, HANCOCK COUNTY, OHIO
CONTAINING 21.724 TOTAL ACRES
THE PERIMETER OF THE TERRITORY SHOWN
HEREIN IS 4,116.33 FEET, OF WHICH
1081.10 FEET (26.3%) IS CONTIGUOUS WITH
THE EXISTING CORPORATION LINE.

EXHIBIT

B

SURVEYOR NOTES:

- Occupation in general matched the survey.
- Horizontal Datum - U.S. State Plane, NAD83 Ohio North (3401) established from using the Ohio Road Time Network (RTN) provided by the Ohio Department of Transportation. Coordinates taken to ground at latitude N41°09'18.2338", longitude W82°38'52.36454", project height 708.220', ground scale factor 1.00094622297.
- Survey prepared from fieldwork performed in January 2024.
- All data sources, documents and records shown herein were on file at the Hancock County Recorder's Office in Findlay, Ohio.



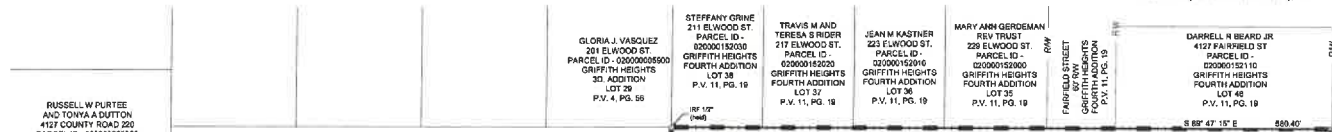
CESO
B.W. C.E.S.O.I.N.C.O.

3401 Pines Rd., Suite 200
Findlay, Ohio 44830
Phone: 419.435.6591 Fax: 419.435.4428

THIS INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND.



VICINITY MAP - NOT TO SCALE
LAT/LONG: 41.088747° - 83.847309°



LEGAL DESCRIPTION

Sharon K. Cole, as Trustee of the Sharon K. Cole 2002 Trust, as Amended, O.R. 2305, P.G. 2530, Parcel ID - 0200001015352 16.331 Acres

Section 31 of the Township of Allen, County of Hancock, Ohio, containing 21.724 acres, and being a portion of the unincorporated and unannexed 1/4 of Section 31 and northeast and southwest 1/4 of Section 31, Town 2 North, Range 11 East, and being lands returned to Sharon K. Cole, as Trustee of the Sharon K. Cole 2002 Trust, as Amended, as set forth in O.R. 2305, Page 2530, part of County Record No. 2002-68 A of County Record No. 19 and being particularly described as follows:

Commencing at a bound line per well-known plat, showing the southwest corner of the northeast 1/4 of Section 31;

Thence along the west line of said northeast 1/4, also being the southeast corner of County Road No. 220, N 89° 47' 27" E, a distance of 64.99 feet to a point at the southeast corner of the northeast 1/4 of aforementioned Section 31;

Thence being the southeast corner of County Road No. 220 and along the south line of said northeast 1/4 of Section 31, S 89° 47' 27" E, a distance of 64.99 feet to a point on the east line of said northeast 1/4 of Section 31, N 00° 47' 26" E, a distance of 543.80 feet to the northeast corner of said northeast 1/4 of Section 31;

Thence along the westerly right-of-way line of said County Road No. 220 (to be used) and the existing easement line, S 89° 47' 26" E, a distance of 528.39 feet to a point on the east line of said northeast 1/4 of Section 31;

Thence being the existing corporation line and continuing along the westerly right-of-way line of said County Road No. 220 the following courses:

- S 89° 47' 26" E, a distance of 6.84 feet to a point;
- S 89° 47' 26" E, a distance of 663.29 feet to a point;

Thence being the westerly right-of-way line of said County Road No. 220 and along the south line of said northeast 1/4 of Section 31, S 89° 47' 27" E, a distance of 64.99 feet to a point on the east line of said northeast 1/4 of Section 31, N 00° 47' 26" E, a distance of 543.80 feet to the northeast corner of said northeast 1/4 of Section 31;

Thence along the east line of said line of Cyntha K. Russell, S 89° 47' 27" E, a distance of 64.99 feet to a point on the south line of said northeast 1/4 of Section 31, N 00° 47' 26" E, a distance of 543.80 feet to the northeast corner of said northeast 1/4 of Section 31;

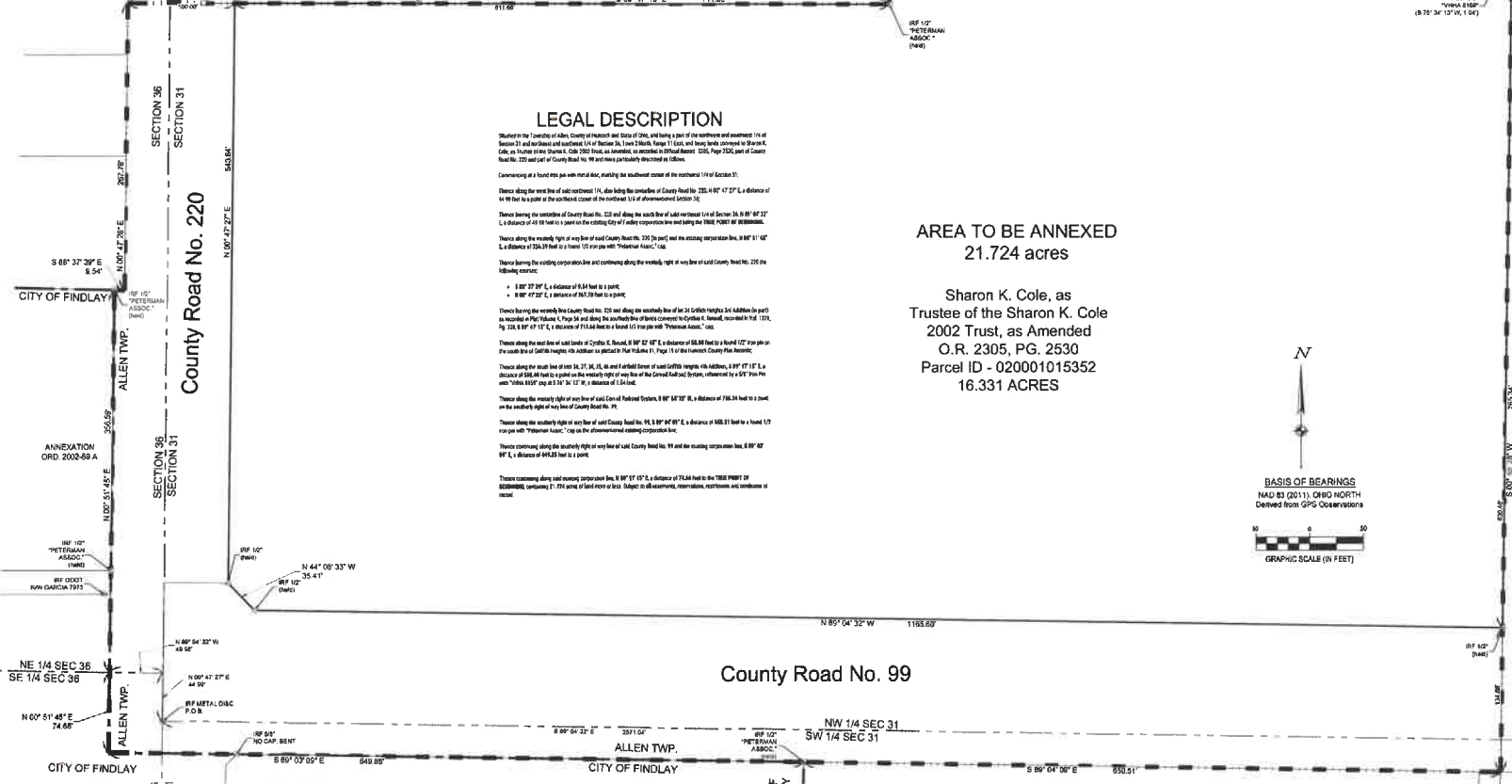
Thence along the westerly right-of-way line of said County Road No. 220 (to be used) and the existing easement line, S 89° 47' 26" E, a distance of 528.39 feet to a point on the east line of said northeast 1/4 of Section 31, N 00° 47' 26" E, a distance of 543.80 feet to the northeast corner of said northeast 1/4 of Section 31;

Thence continuing along the westerly right-of-way line of said County Road No. 220 and the existing corporation line, S 89° 47' 26" E, a distance of 64.99 feet to a point;

Thence continuing along said westerly right-of-way line, S 89° 47' 27" E, a distance of 74.66 feet to the TRUE POINT OF BEGINNING, containing 21.724 acres of land more or less. Subject to all easements, reservations, restrictions and conditions of record.

**AREA TO BE ANNEXED
21.724 acres**

Sharon K. Cole, as Trustee of the Sharon K. Cole 2002 Trust, as Amended
O.R. 2305, P.G. 2530
Parcel ID - 0200001015352
16.331 ACRES



SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY SUPERVISION AND WAS MADE IN ACCORDANCE WITH THE STATE OF OHIO STATUTES AND PROCEDURES FOR BOUNDARY SURVEYS, OAC 61-2-22.

ALL MONUMENTATION TO BE SET AS SHOWN HEREON

SIGNED
SEAN T. BROOKS
OHIO P.S. #6828

DATE

- SURVEY LEGEND**
- 6" - 6" Iron Pin Set w/cap CESO, Inc.
 - 6" - 6" Iron Pin Found as Described
 - 7" - PK Nail/Mag Nail Found
 - 8" - Mag Nail Set
 - PROPOSED ANNEXATION AREA
 - EXISTING CORPORATION LINE
 - BOUNDARY LINE
 - RIGHT-OF-WAY LINE
 - ADJOINER PROPERTY LINE
 - SECTION LINE

SKILKEN GOLD

SHEETZ FINDLAY, OH
TOWNSHIP OF ALLEN, HANCOCK COUNTY, OHIO 44840

Revisions / Submissions	
ID	Description

Project Number: 763370
Scale: 1"=50'
Drawn By: TBC
Checked By: STB
Date: 06/28/2024
Issue: 1

Drawing Title:
ANNEXATION PLAT



List of Parties

Petitioners:

1. Property:
NO ADDRESS
FINDLAY OH 45840
PARCEL ID 020001015352

TAX MAILING ADDRESS:
C.S.P. INVESTMENTS, INC.
5700 SIXTH AVENUE
ALTOONA, PA 46602

Attorney:

1. ERIC ZARTMAN, ESQ.
UNDERHILL AND HODGE LLC
8000 WALTON PARKWAY, SUITE 260
NEW ALBANY, OHIO 43054

Adjacent Property Owners:

1. ADJACENT PROPERTY:
4127 COUNTY RD 220
FINDLAY OH 45840
PARCEL ID 020000005950

TAX MAILING ADDRESS:
PURTEE RUSSELL W & TONYA A DUTTON
4127 COUNTY RD 220
FINDLAY OH 45840
2. ADJACENT PROPERTY:
NO ADDRESS
FINDLAY OH 45840
PARCEL ID 020000004830

TAX MAILING ADDRESS:
RUSSELL CYNTHIA K
325 PHEASANT RUN LN
FINDLAY OH 45840
3. ADJACENT PROPERTY:
201 ELWOOD ST
FINDLAY OH 45840

PARCEL ID 020000005900

VASQUEZ GLORIA J
201 ELWOOD ST
FINDLAY OH 45840

4. ADJACENT PROPERTY:
211 ELWOOD ST
FINDLAY OH 45840
PARCEL ID 020000152030

TAX MAILING ADDRESS:
GRINE STEFFANY
211 ELWOOD ST
FINDLAY OH 45840

5. ADJACENT PROPERTY:
217 ELWOOD ST
FINDLAY OH 45840
PARCEL ID 020000152020

TAX MAILING ADDRESS:
RIDER TRAVIS M & TERESA S
217 ELWOOD ST
FINDLAY OH 45840

6. ADJACENT PROPERTY:
223 ELWOOD ST
FINDLAY OH 45840
PARCEL ID 020000152010

TAX MAILING ADDRESS:
KASTNER JEAN M
223 ELWOOD ST
FINDLAY OH 45840

7. ADJACENT PROPERTY:
229 ELWOOD ST
FINDLAY OH 45840
PARCEL ID 020000152000

TAX MAILING ADDRESS:
GERDEMAN MARY ANN
537 US RT 224
MCCOMB OH 45858

8. ADJACENT PROPERTY:
4127 FAIRFIELD ST
FINDLAY OH 45840
PARCEL ID 020000152110

TAX MAILING ADDRESS:
BEARD DARRELL R JR
4127 FAIRFIELD ST
FINDLAY OH 45840

9. ADJACENT PROPERTY:
12340 COUNTY RD 99
FINDLAY OH 45840
PARCEL ID 020001013987

TAX MAILING ADDRESS:
BALL METAL BEVERAGE CTNR CORP
PO BOX 9005
BROOMFIELD CO 80021

10. ADJACENT PROPERTY:
12259 COUNTY RD 99
FINDLAY OH 45840
PARCEL 020001013856

TAX MAILING ADDRESS:
OECC ALPHA LLC
12385 TOWNSHIP RD 215
FINDLAY OH 45840

11. ADJACENT PROPERTY:
NO ADDRESS
FINDLAY OH 45840
PARCEL ID 020001013858

TAX MAILING ADDRESS:
COLUMBIA GAS OF OHIO INC
PO BOX 117
COLUMBUS OH 43215

12. ADJACENT PROPERTY:
NO ADDRESS
FINDLAY OH 45840
PARCEL ID 020001016184

TAX MAILING ADDRESS:

3441 NORTH MAIN LLC
3441 N MAIN ST
FINDLAY OH 45840

13. ADJACENT PROPERTY:
3949 N MAIN ST
FINDLAY OH 45840
PARCEL ID 630001021803

TAX MAILING ADDRESS:
BLANCHARD VALLEY HEALTH ASSOCIATION
1900 S MAIN ST
FINDLAY OH 45840

14. ADJACENT PROPERTY:
3900 N MAIN ST
FINDLAY OH 45840
PARCEL ID 630001006678

TAX MAILING ADDRESS:
FIRST FED BANK
25600 ELLIOTT RD
DEFIANCE OH 43512

15. ADJACENT PROPERTY:
12000 COUNTY RD 99
FINDLAY OH 45840
PARCEL ID 630001013817 AND 630001017297

TAX MAILING ADDRESS:
3RM FINDLAY LLC
12000 COUNTY RD 99
FINDLAY OH 4584

16. ADJACENT PROPERTY:
4100 COUNTY RD 220
FINDLAY OH 45840
PARCEL ID 020000005310

TAX MAILING ADDRESS:
HILTY JOSHUA P
4100 COUNTY ROAD 220
FINDLAY OH 45840

17. ADJACENT PROPERTY:
4110 COUNTY RD 220

FINDLAY OH 45840
PARCEL ID 020000005320

TAX MAILING ADDRESS:
CARRUTHERS MICHELLE A
4110 COUNTY RD 220
FINDLAY OH 45840

18. ADJACENT PROPERTY:
4126 COUNTY RD 220
FINDLAY OH 45840
PARCEL ID 020000005300

TAX MAILING ADDRESS:
GIRDLER SAMUEL E & LAURIE
200 N ELM ST
VAN BUREN OH 45889



Monthly Collection Report for Findlay Council

August 2024

Total Collections for August 2024: \$1,792,731.00

	2024	2023	Variance
	<u>Year-to-Date</u>	<u>Year-to-Date</u>	
Withholders	16,156,109.26	15,013,359.95	1,142,749.31
Individuals	2,606,784.35	2,533,299.03	73,485.32
Businesses	<u>5,270,463.39</u>	<u>6,840,455.31</u>	<u>-1,569,991.92</u>
Totals	24,033,357.00	24,387,114.29	-353,757.29
			-1.45%

Actual & Estimated Past-due Taxes

Withholders	155,379.73
Individuals	3,099,716.93
Businesses	<u>104,959.68</u>
Total	3,360,056.34

Actual and Projected Revenue

	2024 Actual	Percentage of Projection	Amount to Meet	Percentage to Meet	2024 Projected Year End
	<u>Year-to-Date</u>	<u>Collected</u>	<u>Projection</u>	<u>Projection</u>	
Withholders	16,156,109.26	74.80%	5,443,890.74	25.20%	21,600,000.00
Individuals	2,606,784.35	82.76%	543,215.65	17.24%	3,150,000.00
Businesses	<u>5,270,463.39</u>	<u>117.12%</u>	<u>0.00</u>	<u>0.00%</u>	<u>4,500,000.00</u>
Totals	24,033,357.00	82.17%	5,216,643.00	17.83%	29,250,000.00

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	0	31	0.00	8,374.62
Individuals	32	928	11,815.11	559,310.53
Businesses	<u>3</u>	<u>58</u>	<u>1,224.07</u>	<u>70,546.50</u>
Totals	35	1017	13,039.18	638,231.65

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	84	0.00	13,297.26
Individuals	243	889	67,482.59	215,747.81
Businesses	<u>37</u>	<u>433</u>	<u>25,428.50</u>	<u>385,511.39</u>
Totals	280	1406	92,911.09	614,556.46

Mary Du 9/3/2024

Receipt Summary Report

9/3/2024 8:52:29 AM

FINDLAY User: MEP

From 8/1/2024 to 8/31/2024 by Deposit Date Monthly

Date	Net Profit	Individual	Tot Returns	Withholding	Total	Year To Date Totals				
						Net Profit	Individual	Tot Returns	Withholding	Total
08/2024	FINDLAY									
	59	492	551	2042	2593	1265	8775	10040	17237	27277
	157,217.44	105,726.77	262,944.21	1,529,786.79	1,792,731.00	5,270,463.39	2,606,784.35	7,877,247.74	16,156,109.26	24,033,357.00
08/2023	FINDLAY									
	62	542	604	2620	3224	1367	9198	10565	23019	33584
	139,241.01	116,110.45	255,351.46	1,488,753.52	1,744,104.98	6,841,086.00	2,535,184.37	9,376,270.37	15,078,069.24	24,454,339.61
Difference	FINDLAY									
	-3	-50	-53	-578	-631	-102	-423	-525	-5782	-6307
	17,976.43	-10,383.68	7,592.75	41,033.27	48,626.02	-1,570,622.61	71,599.98	-1,499,022.63	1,078,040.02	-420,982.61
	12.91%	-8.94%	2.97%	2.76%	2.79%	-22.96%	2.82%	-15.99%	7.15%	-1.72%

By Method

08/2024	Check	Cash	Credit Crd	Money Ord	Lockbox	OBG	Other	Total
FINDLAY								
	1,393,270.10	5,244.87	20,102.68	904.94	0.00	373,208.41	0.00	1,792,731.00
TOTALS								
	1,393,270.10	5,244.87	20,102.68	904.94	0.00	373,208.41	0.00	1,792,731.00

2024	January	February	March	April	May	June	July	August	September	October	November	December	Year-to-Date
Withholding													
2024 Total	121,571.97	2,308,883.47	1,750,399.76	2,406,676.73	2,636,280.30	1,722,343.87	1,626,047.56	1,529,882.49					14,102,086.15
2023 Total	1,914,053.97	106,429.51	4,304.32	12,329.78	6,949.86	1,307.82	1,282.43	(346.04)					2,046,311.65
2022 Total	(234.10)	642.99	6.37	40.02	1,198.72	-	-	125.34					1,779.34
2021 Total		3,055.75		33.08									3,088.83
2020 Total						59.27							59.27
2019 Total													
2018 Total						1,627.77							1,627.77
2017 Total													
2016 Total	30.00	60.00	20.00		70.00	20.00	30.00	50.00					280.00
2015 Total	-	-	-	-	-	-	-	-	-	-	-	-	-
2014 Total	-	-	-	-	-	-	-	-	-	-	-	-	-
2013 Total	-	-	-	-	-	-	-	-	-	-	-	-	-
2010-2012 Total	-	100.00	100.00	-	-	76.25	-	-	-	-	-	-	276.25
2010-2012 at 1 percent	-	80.00	80.00	-	-	61.00	-	-	-	-	-	-	221.00
2010-2012 at .25 percent	-	20.00	20.00	-	-	15.25	-	-	-	-	-	-	55.25
2009 & Prior at 1 percent	75.00	75.00	75.00		150.00	75.00	75.00	75.00					600.00
2012 & Prior at 1 percent	75.00	155.00	155.00	-	150.00	136.00	75.00	75.00	-	-	-	-	821.00
Prev Yr MTD Check	(129.10)	3,933.74	201.37	73.10	1,418.72	1,858.29	105.00	250.34	-	-	-	-	7,711.46
Total Category Check	2,035,496.84	2,419,246.72	1,754,905.45	2,419,079.61	2,644,648.88	1,725,509.98	1,627,434.99	1,529,786.79	-	-	-	-	16,156,109.26
All Years at 1% Check	2,035,496.84	2,419,226.72	1,754,885.45	2,419,079.61	2,644,648.88	1,725,494.73	1,627,434.99	1,529,786.79	-	-	-	-	16,156,054.01
Past-due Collections	(129.10)	3,933.74	4,505.69	12,402.88	8,368.58	3,166.11	1,387.43	(95.70)					33,539.63
% of Total that are Past Due	-0.01%	0.16%	0.26%	0.51%	0.32%	0.18%	0.09%	-0.01%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.21%
2024													
Individual													
2024 Total	-	25,821.99	45,629.54	187,309.97	15,926.16	141,457.64	31,451.51	26,561.79					474,158.60
2023 Total	164,524.14	79,324.34	220,461.95	1,099,179.60	47,416.19	24,935.33	28,579.08	30,591.43					1,695,012.06
2022 Total	9,081.31	11,241.01	19,916.52	18,500.09	6,992.45	5,966.06	7,618.84	10,304.45					89,620.73
2021 Total	8,492.62	10,009.86	14,637.35	10,340.68	3,580.96	4,744.34	3,971.58	4,916.42					60,693.81
2020 Total	7,625.35	8,347.14	18,692.50	11,560.31	7,202.83	8,630.27	7,324.91	7,229.49					76,612.80
2019 Total	10,328.75	11,957.33	15,579.09	10,947.62	7,323.93	7,336.42	4,463.63	8,019.82					75,956.59
2018 Total	4,797.99	3,684.59	8,038.27	4,418.17	4,391.23	3,551.89	3,060.51	9,174.08					41,116.73
2017 Total	3,896.13	3,087.37	3,057.47	3,422.45	2,634.18	5,247.66	3,155.54	4,024.92					28,525.72
2016 Total	1,535.17	709.30	2,217.58	2,675.55	2,231.34	2,163.69	2,129.22	1,367.63					15,029.48
2015 Total	234.43	2,012.77	974.84	1,681.49	2,237.10	639.54	1,650.48	761.84					10,192.49
2014 Total	761.25	879.66	1,261.14	901.26	1,639.32	1,144.04	1,002.07	327.54					7,916.28
2013 Total	1,134.79	1,331.05	1,321.27	661.44	443.71	500.90	1,048.74	395.00					6,836.90
2010-2012 Total	746.97	1,018.75	526.25	895.68	1,522.37	1,361.02	1,294.60	502.74					7,868.38
2010-2012 at 1 percent	597.58	815.00	421.00	716.54	1,217.90	1,088.82	1,035.68	402.19	-	-	-	-	6,294.70
2010-2012 at .25 percent	149.39	203.75	105.25	179.14	304.47	272.20	258.92	100.55	-	-	-	-	1,573.68
2009 & Prior at 1 percent	485.00	2,973.76	7,921.59	2,028.25	875.06	705.50	215.00	1,549.62					16,753.78
2012 & Prior at 1 percent	1,082.58	3,788.76	8,342.59	2,744.79	2,092.96	1,794.32	1,250.68	1,951.81	-	-	-	-	23,048.48
Prev Yr MTD Check	49,119.76	57,252.59	94,143.87	68,032.99	41,074.48	41,991.33	36,935.12	48,573.55					437,123.69
Total Category Check	213,643.90	162,398.92	360,235.36	1,354,522.56	104,416.83	208,384.30	96,965.71	105,726.77	-	-	-	-	2,606,294.35
All Years at 1% Check	213,494.51	162,195.17	360,130.11	1,354,343.42	104,112.36	208,112.10	96,706.79	105,626.22	-	-	-	-	2,604,720.67
Past-due Collections	49,119.76	57,252.59	94,143.87	68,032.99	41,074.48	41,991.33	36,935.12	48,573.55					437,123.69
% of Total that are Past Due	22.99%	35.25%	26.13%	5.02%	39.34%	20.15%	38.09%	45.94%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	16.77%

2024	January	February	March	April	May	June	July	August	September	October	November	December	Year-to-Date
Business													
2024 Total	1,573.00	12,045.97	85,388.26	1,279,143.33	11,542.65	1,177,229.08	52,255.40	128,677.43					2,747,855.12
2023 Total	65,198.66	17,063.37	167,033.90	1,985,921.33	43,903.09	106,516.08	18,798.58	30,801.84					2,435,236.85
2022 Total	7,919.04	3,309.69	1,162.10	16,648.55	17.45	(3,853.84)	8,674.41	(3,547.91)					30,329.49
2021 Total	1,149.00	4,022.09	1,313.01	10,313.70	2,517.66	118.39		966.08					20,399.93
2020 Total	1,175.90	46.00	729.41	5,028.00	516.00	2,971.33	225.00	225.00					10,916.64
2019 Total	655.90	453.00	991.88	16,246.00	958.46	2,685.01		13.00					22,003.25
2018 Total		2,946.54		115.00	463.14	(7.74)		82.00					3,598.94
2017 Total					613.17								613.17
2016 Total													-
2015 Total													-
2014 Total													-
2013 Total													-
2010-2012 Total													-
2010-2012 at 1 percent	-	-	-	-	-	-	-	-	-	-	-	-	-
2010-2012 at .25 percent	-	-	-	-	-	-	-	-	-	-	-	-	-
2009 & Prior at 1 percent	-	-	-	-	-	-	-	-	-	-	-	-	-
2012 & Prior at 1 percent	-	-	-	-	-	-	-	-	-	-	-	-	-
Prev Yr MTD Check	2,980.80	7,467.63	3,034.30	31,702.70	5,068.43	5,766.99	225.00	1,286.08	-	-	-	-	57,531.93
Total Category Check	77,671.50	39,886.66	256,618.56	3,313,415.91	60,531.62	1,285,658.31	79,953.39	157,217.44	-	-	-	-	5,270,953.39
All Years at 1% Check	77,671.50	39,886.66	256,618.56	3,313,415.91	60,531.62	1,285,658.31	79,953.39	157,217.44	-	-	-	-	5,270,953.39
Past-due Collections	2,980.80	7,467.63	3,034.30	31,702.70	5,068.43	5,766.99	225.00	1,286.08	-	-	-	-	57,531.93
% of Total that are Past Due	3.84%	18.72%	1.18%	0.96%	8.37%	0.45%	0.28%	0.82%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	1.09%
Totals													
2024 Total	123,144.97	2,346,751.43	1,881,417.56	3,873,130.03	2,663,749.11	3,041,030.59	1,709,754.47	1,685,121.71	-	-	-	-	17,324,099.87
2023 Total	2,143,776.77	202,817.22	391,800.17	3,097,430.71	98,269.14	132,759.23	48,660.09	61,047.23	-	-	-	-	6,176,560.56
2022 Total	16,766.25	15,193.69	21,084.99	35,188.66	8,208.62	2,112.22	16,293.25	6,881.88	-	-	-	-	121,729.56
2021 Total	9,641.62	17,087.70	15,950.36	20,687.46	6,098.62	4,862.73	3,971.58	5,882.50	-	-	-	-	84,182.57
2020 Total	8,801.25	8,393.14	19,421.91	16,588.31	7,718.83	11,660.87	7,549.91	7,454.49	-	-	-	-	87,588.71
2019 Total	10,984.65	12,410.33	16,570.97	27,193.62	8,282.39	10,021.43	4,463.63	8,032.82	-	-	-	-	97,959.84
2018 Total	4,797.99	6,631.13	8,038.27	4,533.17	4,854.37	5,171.92	3,060.51	9,256.08	-	-	-	-	46,343.44
2017 Total	3,896.13	3,087.37	3,057.47	3,422.45	3,247.35	5,247.66	3,155.54	4,024.92	-	-	-	-	29,138.89
2016 Total	1,565.17	769.30	2,237.58	2,675.55	2,301.34	2,183.69	2,159.22	1,417.63	-	-	-	-	15,309.48
2015 Total	234.43	2,012.77	974.84	1,681.49	2,237.10	639.54	1,650.48	761.84	-	-	-	-	10,192.49
2014 Total	761.25	879.66	1,261.14	901.26	1,639.32	1,144.04	1,002.07	327.54	-	-	-	-	7,916.28
2013 Total	1,134.79	1,331.05	1,321.27	661.44	443.71	500.90	1,048.74	395.00	-	-	-	-	6,836.90
2010-2012 Total	746.97	1,118.75	626.25	895.68	1,522.37	1,437.27	1,294.60	502.74	-	-	-	-	8,144.63
2010-2012 at 1 percent	597.58	895.00	501.00	716.54	1,217.90	1,149.82	1,035.68	402.19	-	-	-	-	6,515.70
2010-2012 at .25 percent	149.39	223.75	125.25	179.14	304.47	287.45	258.92	100.55	-	-	-	-	1,628.93
2009 & Prior at 1 percent	560.00	3,048.76	7,996.59	2,028.25	1,025.06	780.50	290.00	1,624.62	-	-	-	-	17,353.78
2012 & Prior at 1 percent	1,157.58	3,943.76	8,497.59	2,744.79	2,242.96	1,930.32	1,325.68	2,026.81	-	-	-	-	23,869.48
Prev Yr MTD Check	59,890.50	71,963.65	98,541.64	116,457.34	47,579.08	45,762.77	45,939.53	46,562.06	-	-	-	-	532,696.57
Total All Categories Check	2,326,812.24	2,621,532.30	2,371,759.37	7,087,018.08	2,809,597.33	3,219,552.59	1,804,354.09	1,792,731.00	-	-	-	-	24,033,357.00
All Years at 1% Check	2,326,662.85	2,621,308.55	2,371,634.12	7,086,838.94	2,809,292.86	3,219,265.14	1,804,095.17	1,792,630.45	-	-	-	-	24,031,728.07
Past-due Collections	51,971.46	68,653.96	101,683.86	112,138.57	54,511.49	50,924.43	38,547.55	49,763.93	-	-	-	-	528,195.25
% of Total that are Past Due	2.23%	2.62%	4.29%	1.58%	1.94%	1.58%	2.14%	2.78%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	2.20%

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
September 12, 2024 – 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

OLD ITEMS

NEW ITEMS

1. **APPLICATION FOR ALLEY VACATION #AV-04-2024** filed by Cam Brown, 2B Investements LLC, to vacate the unimproved southern half of the first north-south alley, east of Totten Avenue between lots 4107 and 3408 of the Carnahan Addition.
2. **APPLICATION FOR ALLEY VACATION #AV-05-2024** filed by Josh Slough to vacate the east-west alley between 1727 Bank Street, 500 E. Pearl Street, 1726 S. Blanchard Street and 1740 S. Blachard Street.
3. **APPLICATION FOR ZONING AMENDMENT #ZA-03-2024** filed by the Josh Slough, to rezone 615 Edgar Avenue from R-2 Medium Lot Residential to R-3 Small Lot Residential.
4. **APPLICATION FOR SITE PLAN REVIEW #SP-13-2024** filed by Blanchard Valley Hospital, for reconfiguring their existing parking lot on lot 2923 of the Highland Addition, on the north side of W. Pearl Street.
5. **APPLICATION FOR FINAL PLAT #FP-07-2024** filed by Reingard Enterprises LLC, for a roadway dedication at the end of Industrial Drive.
6. **APPLICATION FOR SITE PLAN REVIEW #SP-14-2024** filed by The Woodlands of Findlay Assisted Living, for a 2-story building addition to their facility at 600 Fox Run Road, which will connect the existing Wing B Birch Hollow with Wing D Dogwood Knoll and Wing F Forest Hill buildings.
7. **APPLICATION FOR SITE PLAN REVIEW #SP-15-2024** filed by Somerset Plaza Inc., for a 120-unit second phase of Covington Green Apartment Complex located at 2111 Milestone Drive.
8. **APPLICATION FOR FINAL PLAT #FP-08-2024** filed by Rocky Five Investments, for the replat of Lot 4 of the Findlay Village Mall Subdivision.

9. **APPLICATION FOR SITE PLAN REVIEW #SP-16-2024** filed by Rocky Five Investments, for a new 131,809 sf retail big box store at the Findlay Village Mall, 1800 Tiffin Avenue.
10. **APPLICATION FOR SITE PLAN REVIEW #SP-17-2024** filed by Bucyrus Lodging, Inc. for a new 153-unit hotel, parking lot, and retention pond located on Lot 1 of the Dale Park Subdivision, located at the intersection of Mardic Drive and CR 99.
11. **APPLICATION FOR SITE PLAN REVIEW #SP-18-2024** filed by Mardic Investments Inc. for a new 374-unit townhome/apartment residential development located south of the future expansion of Midwest Court, on Lot 11 of the Findlay Commerce Park and the vacant land directly east.
12. **RE-ESTABLISHMENT OF A NON-CONFORMING USE #NCU-01-2024** filed by ProTech Rental Properties LLC to re-establish a car repair business in a residential property at 740 Crystal Avenue.

ADMINISTRATIVE APPROVALS
ADJOURNMENT

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT September 12, 2024

CITY PLANNING COMMISSION MEMBERS

Mayor Christina Muryn, Chairman
Rob Martin, Service-Safety Director
Jackie Schroeder
Kerry Trombley
Dan Clinger

Matt Cordonnier, HRPC Director
Jacob Mercer, HRPC Staff
Kevin Shenise, Fire Inspector
Jeremy Kalb, P.E., City Engineer
Don Rasmussen, Law Director
Erik Adkins, Flood Plain/Zoning Supervisor

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
September 12, 2024 – 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

OLD ITEMS

NEW ITEMS

1. **APPLICATION FOR ALLEY VACATION #AV-04-2024** filed by Cam Brown, 2B Investements LLC, to vacate the unimproved southern half of the first north-south alley, east of Totten Avenue between lots 4107 and 3408 of the Carnahan Addition.
2. **APPLICATION FOR ALLEY VACATION #AV-05-2024** filed by Josh Slough to vacate the east-west alley between 1727 Bank Street, 500 E. Pearl Street, 1726 S. Blanchard Street and 1740 S. Blachard Street.
3. **APPLICATION FOR ZONING AMENDMENT #ZA-03-2024** filed by the Josh Slough, to rezone 615 Edgar Avenue from R-2 Medium Lot Residential to R-3 Small Lot Residential.
4. **APPLICATION FOR SITE PLAN REVIEW #SP-13-2024** filed by Blanchard Valley Hospital, for reconfiguring their existing parking lot on lot 2923 of the Highland Addition, on the north side of W. Pearl Street.
5. **APPLICATION FOR FINAL PLAT #FP-07-2024** filed by Reingard Enterprises LLC, for a roadway dedication at the end of Industrial Drive.
6. **APPLICATION FOR SITE PLAN REVIEW #SP-14-2024** filed by The Woodlands of Findlay Assisted Living, for a 2-story building addition to their facility at 600 Fox Run Road, which will connect the existing Wing B Birch Hollow with Wing D Dogwood Knoll and Wing F Forest Hill buildings.
7. **APPLICATION FOR SITE PLAN REVIEW #SP-15-2024** filed by Somerset Plaza Inc., for a 120-unit second phase of Covington Green Apartment Complex located at 2111 Milestone Drive.
8. **APPLICATION FOR FINAL PLAT #FP-08-2024** filed by Rocky Five Investments, for the replat of Lot 4 of the Findlay Village Mall Subdivision.

9. **APPLICATION FOR SITE PLAN REVIEW #SP-16-2024** filed by Rocky Five Investments, for a new 131,809 sf retail big box store at the Findlay Village Mall, 1800 Tiffin Avenue.
10. **APPLICATION FOR SITE PLAN REVIEW #SP-17-2024** filed by Bucyrus Lodging, Inc. for a new 153-unit hotel, parking lot, and retention pond located on Lot 1 of the Dale Park Subdivision, located at the intersection of Mardic Drive and CR 99.
11. **APPLICATION FOR SITE PLAN REVIEW #SP-18-2024** filed by Mardic Investments Inc. for a new 374-unit townhome/apartment residential development located south of the future expansion of Midwest Court, on Lot 11 of the Findlay Commerce Park and the vacant land directly east.
12. **RE-ESTABLISHMENT OF A NON-CONFORMING USE #NCU-01-2024** filed by ProTech Rental Properties LLC to re-establish a car repair business in a residential property at 740 Crystal Avenue.

ADMINISTRATIVE APPROVALS
ADJOURNMENT

City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday, August 8, 2024– 9:00 a.m.

COMMENTS

NEW ITEMS

1. **APPLICATION FOR ALLEY VACATION #AV-04-2024 filed by Cam Brown, 2B Investements LLC, to vacate the unimproved southern half of the first north-south alley, east of Totten Avenue between lots 4107 and 3408 of the Carnahans Addition.**

CPC STAFF

General Information

This request is located to the east of Totten Avenue, south of Sandusky Street. It is a sixteen-foot (16') wide right-of-way that measures 45 feet south from the Marathon tanks to an unimproved east-west alley. It is not located within the 100-year flood plain.

Staff Analysis

The applicant has indicated that they would like to vacate this alley so they can combine lots 4107 and 3408. If they are able to combine the lots, they will be bringing a site plan to City Planning Commission to add a structure to the site. All abutting property owners have signed the request. The site to the south would still have multiple access points into the facility even with the vacation. They primarily use Glessner Avenue, but even still could theoretically use Totten Avenue for access. Staff did not have any concerns with the request.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR ALLEY VACATION #AV-04-2024 filed by Cam Brown, 2B Investements LLC, to vacate the unimproved southern half of the first north-south alley, east of Totten Avenue between lots 4107 and 3408 of the Carnahans Addition.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION




Staff recommends CPC recommend **approval of APPLICATION FOR ALLEY VACATION #AV-04-2024 filed by Cam Brown, 2B Investements LLC, to vacate the unimproved southern half of the first north-south alley, east of Totten Avenue between lots 4107 and 3408 of the Carnahans Addition.**



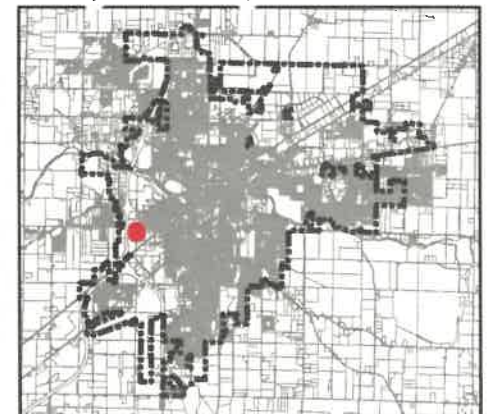
AV-04-2024

APPLICATION FOR ALLEY VACATION
 filed by Cam Brown,
 2B Investments LLC, to vacate
 the unimproved southern half
 of the first north-south alley,
 east of Totten Avenue between
 lots 4107 and 3408 of the
 Carnahans Addition.

Legend

-  AV042024
-  Parcels_Merged
-  Road Centerline

Findlay Locator Map



2. APPLICATION FOR ALLEY VACATION #AV-05-2024 filed by Josh Slough to vacate the east-west alley between 1727 Bank Street, 500 E. Pearl Street, 1726 S. Blanchard Street and 1740 S. Blachard Street.

CPC STAFF

General Information

This request is the first east-west alley north of E. Pearl Street, west of S. Blanchard Street . It is a sixteen-foot (16') wide right-of-way that measures 243 feet in length. It is not located within the 100-year flood plain.

Staff Analysis

The applicant owns the 4 properties that abut the property. This alley is unimproved and functionally does not provide any access to properties. Many of the east-west alleys between S. Blanchard Street and Bank Street have been vacated over the years. If this were to be vacated, the applicant indicated they would split lots 4671 from 4670 and 4716 from 4717 to build some smaller homes on site. Staff had no concerns with the request.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR ALLEY VACATION #AV-05-2024 filed by Josh Slough to vacate the east-west alley between 1727 Bank Street, 500 E. Pearl Street, 1726 S. Blanchard Street and 1740 S. Blachard Street.**

ENGINEERING

- Will need to maintain an easement for the sanitary that runs N-S through the alley.

FIRE PREVENTION

No Comment




RECOMMENDATION

Staff recommends CPC recommend **approval of APPLICATION FOR ALLEY VACATION #AV-05-2024 filed by Josh Slough to vacate the east-west alley between 1727 Bank Street, 500 E. Pearl Street, 1726 S. Blanchard Street and 1740 S. Blachard Street.**

AV-05-2024

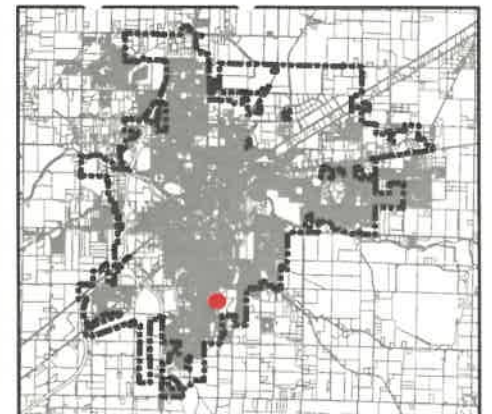
APPLICATION FOR
ALLEY VACATION
filed by Josh Slough to vacate
the east-west alley between
1727 Bank Street, 500 E. Pearl Street,
1726 S. Blanchard Street and
1740 S. Blanchard Street.

Legend

-  AV052024
-  Parcels
-  Road Centerline



Findlay Locator Map



3. APPLICATION FOR ZONING AMENDMENT #ZA-03-2024 filed by the Josh Slough, to rezone 615 Edgar Avenue from R-2 Medium Lot Residential to R-3 Small Lot Residential.

CPC STAFF

General Information

This request is located on the south side of E. Edgar Avenue, just east of the intersection with Bank Street. It is zoned R-2 Medium Lot Residential. It is in a pocket of R-2 Medium Lot Residential, but has proximity to PO Parks and Open Space with Emory Adams just to the north. It is not located within the 100-year flood plain.

Parcel History

The site was currently a residential dwelling. In the Zoning Map update, this parcel was changed from R-3 Small Lot Residential to R-2 Medium Lot Residential.

Staff Analysis

The applicant has indicated they would like to rezone this parcel back to R-3 Small Lot Residential. During the map update, it was recommended to change to R-2 Medium Lot Residential due to the size of the parcel. It is a double lot and conformed better to the R-2 standards than R-3. If the rezoning request is granted, the applicant indicated that they would like to sell the lot of the west half of the existing parcel, to develop into a duplex. Staff had no concerns about the request.

Staff Recommendation

CPC Staff recommends **approval of FOR APPLICATION FOR ZONING AMENDMENT #ZA-03-2024 filed by the Josh Slough, to rezone 615 Edgar Avenue from R-2 Medium Lot Residential to R-3 Small Lot Residential.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment




RECOMMENDATION

Staff recommends **CPC recommend approval of APPLICATION FOR ZONING AMENDMENT #ZA-03-2024 filed by the Josh Slough, to rezone 615 Edgar Avenue from R-2 Medium Lot Residential to R-3 Small Lot Residential.**

ZA-03-2024

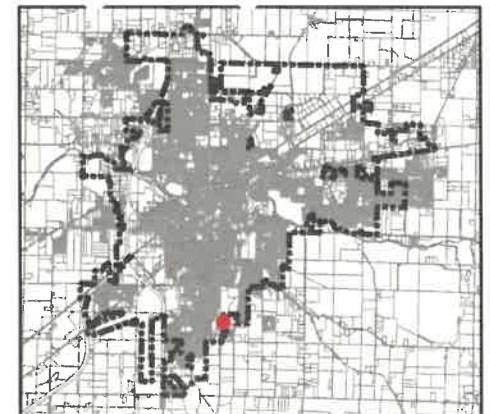
APPLICATION FOR ZONING AMENDMENT filed by the Josh Slough, to rezone 615 Edgar Avenue from R-2 Medium Lot Residential to R-3 Small Lot Residential.

Legend

-  615 Edgar Avenue
-  Parcels
-  Road Centerline

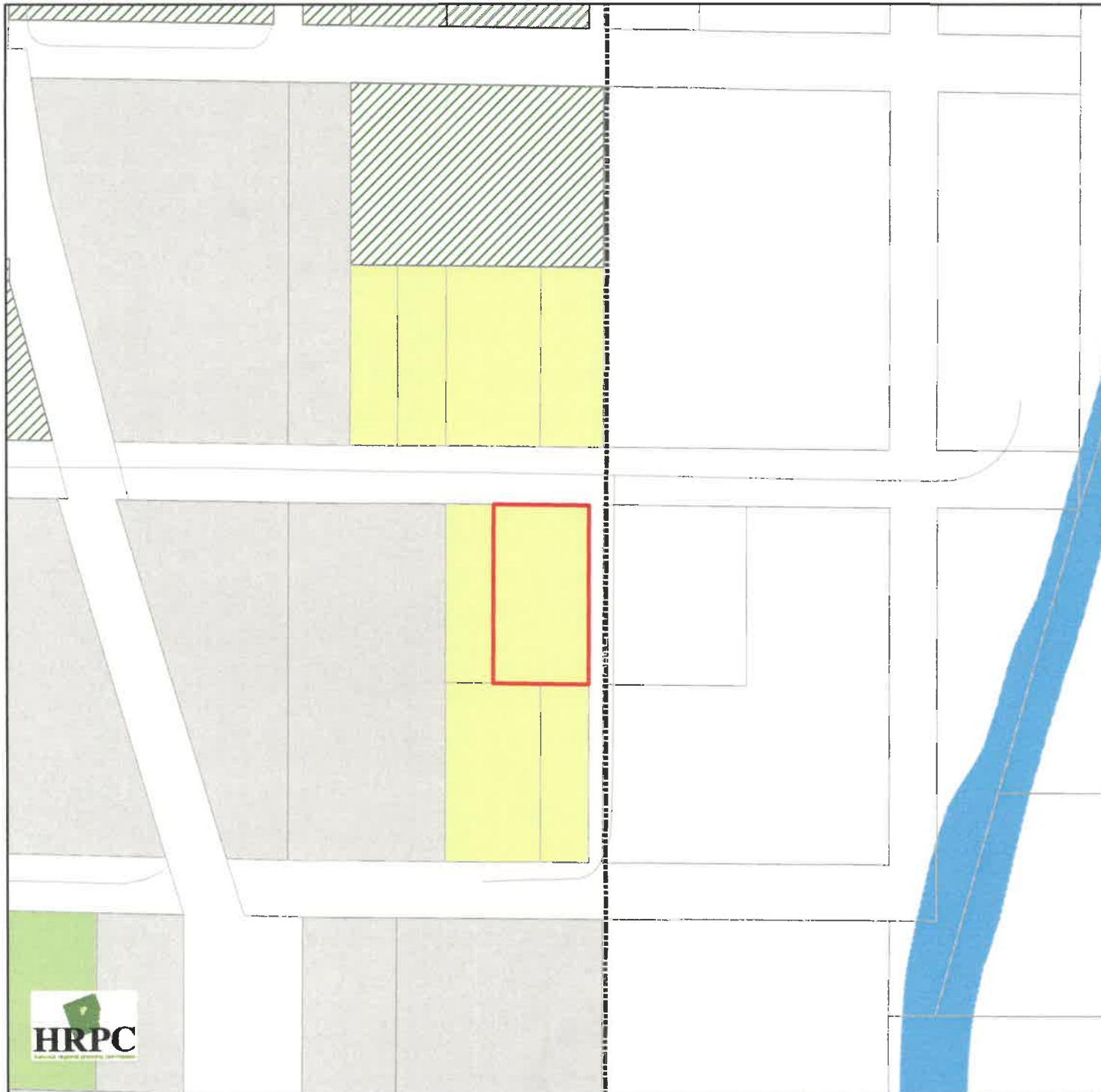


Findlay Locator Map

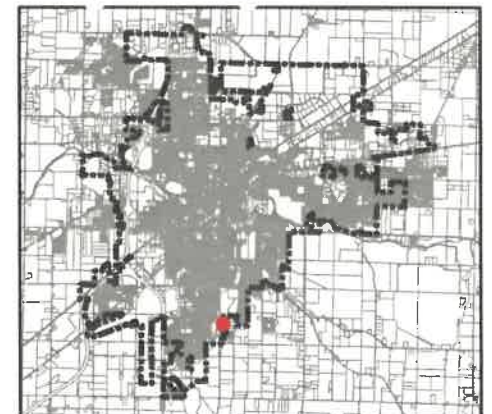


ZA-03-2024

APPLICATION FOR
ZONING AMENDMENT
filed by the Josh Slough,
to rezone 615 Edgar Avenue
from R-2 Medium Lot Residential to
R-3 Small Lot Residential.



Findlay Locator Map



4. APPLICATION FOR SITE PLAN REVIEW #SP-13-2024 filed by Blanchard Valley Hospital, for reconfiguring their existing parking lot on lot 2923 of the Highland Addition, on the north side of W. Pearl Street.

General Information

This request is on the north side of W. Pearl Street, north of the main hospital building. The hospital complex is zoned O-1 Office/Institution. To the north, there is a neighborhood of R-2 Medium Lot Residential. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Office.

Parcel History

There is an existing parking lot on site.

Staff Analysis

Blanchard Valley Hospital has applied to reconfigure the parking area. This would see a shift in the location of the lot six feet to the north. They would then eliminate the east/west oriented parking medians, the existing brick wall, and the trees along the north end of the site. In their place, they would add four north/south oriented islands along the drive aisle that would have the required tree inside. They would provide 68 shrubs around the perimeter of the parking lot to meet the code. They would also provide a six-foot tall vinyl fence in the place of the deteriorating brick wall. They have also, provided six trees along the north side of the site to replace the removed trees for the construction. Staff is appreciative of the applicant's willingness to maintain the trees and fencing along the residential area to the north.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-13-2024 filed by Blanchard Valley Hospital, for reconfiguring their existing parking lot on lot 2923 of the Highland Addition, on the north side of W. Pearl Street.**

ENGINEERING

No Comment

FIRE PREVENTION

- Obtain all of the required permits for construction
- Complete all of the required inspection throughout the process




RECOMMENDATION

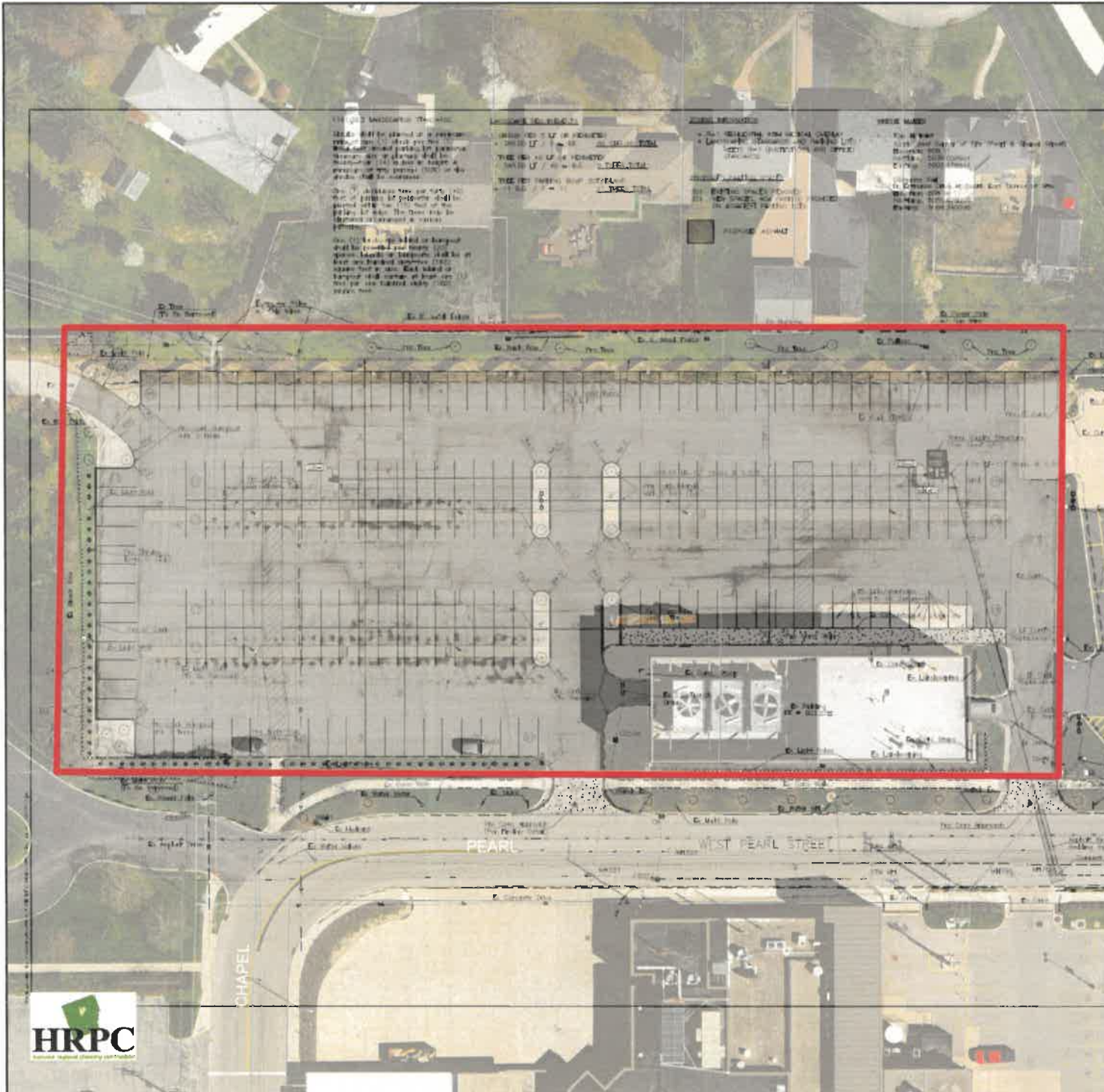
Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-13-2024 filed by Blanchard Valley Hospital, for reconfiguring their existing parking lot on lot 2923 of the Highland Addition, on the north side of W. Pearl Street.**

SP-13-2024

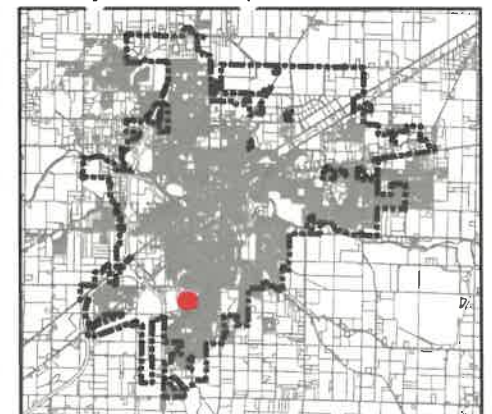
APPLICATION FOR
SITE PLAN REVIEW
filed by Blanchard Valley Hospital,
for reconfiguring their existing
parking lot on lot 2923 of the
Highland Addition, on the
north side of W. Pearl Street.

Legend

-  BVHS Parking Lot
-  Parcels
-  Road Centerline

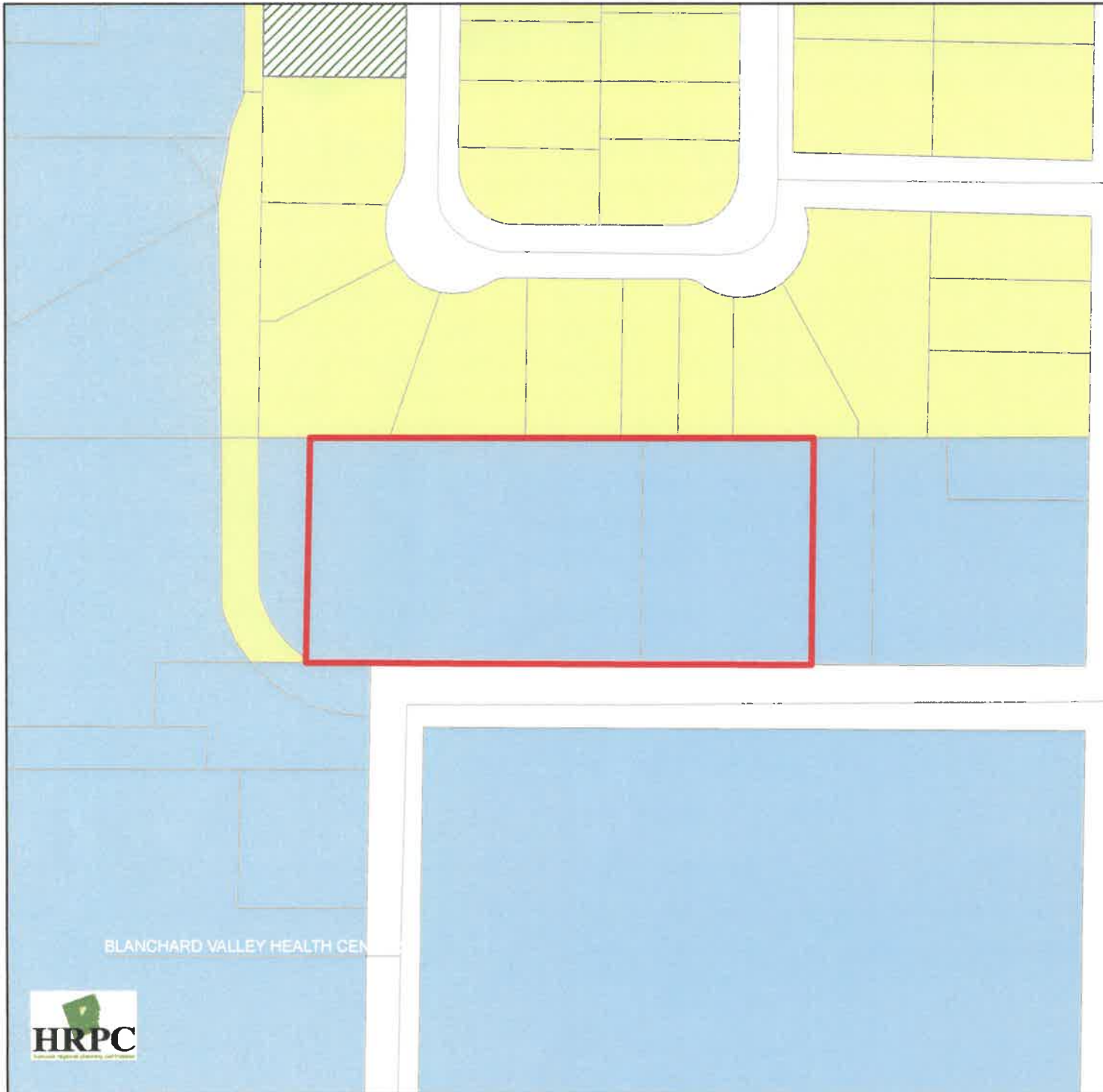


Findlay Locator Map



SP-13-2024

APPLICATION FOR
SITE PLAN REVIEW
filed by Blanchard Valley Hospital,
for reconfiguring their existing
parking lot on lot 2923 of the
Highland Addition, on the
north side of W. Pearl Street.



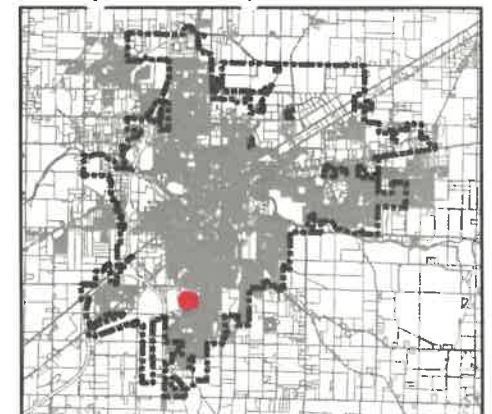
Legend

- BVHS Parking Lot
- Parcels
- Road Centerline
- Large Lot Residential, R-1
- Medium Lot Residential, R-2
- Small Lot Residential, R-3
- Duplex/Triplex, R-4
- Local Commercial, C-1
- General Commercial, C-2
- Downtown Commercial, C-3
- Office/Institution, O-1
- Light Industrial, I-1
- Heavy Industrial, I-2
- Condominium, CD
- Multi-Family, Low Density, M-1
- Multi-Family, High Density, M-2
- Parks and Open Space, PO
- Mobile Home, MH
- MultizonedParcels
- <all other values>

ZONING_NEW

- M2
- R3
- R4

Findlay Locator Map



5. APPLICATION FOR FINAL PLAT #FP-07-2024 filed by Reingard Enterprises LLC, for a roadway dedication at the end of Industrial Drive.

CPC STAFF

General Information

This request is in the Tall Timbers 3rd Addition just south of County Road 212. This location is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Industrial.

Staff Analysis

This roadway dedication should have been recorded with the Final Plat for the Tall Timbers 3rd Addition, but was mistakenly left off. This would have dedicated the cul-de-sac at the end of Industrial Drive. This would allow for Lot 3 and Lot 4 to have the required frontage for the I-1 Light Industrial District. Staff is still supportive of the request.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-03-2022 for the Tall Timbers 3rd Addition Subdivision located in part of the Northeast ¼ of Section 4, Findlay, Ohio.**

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

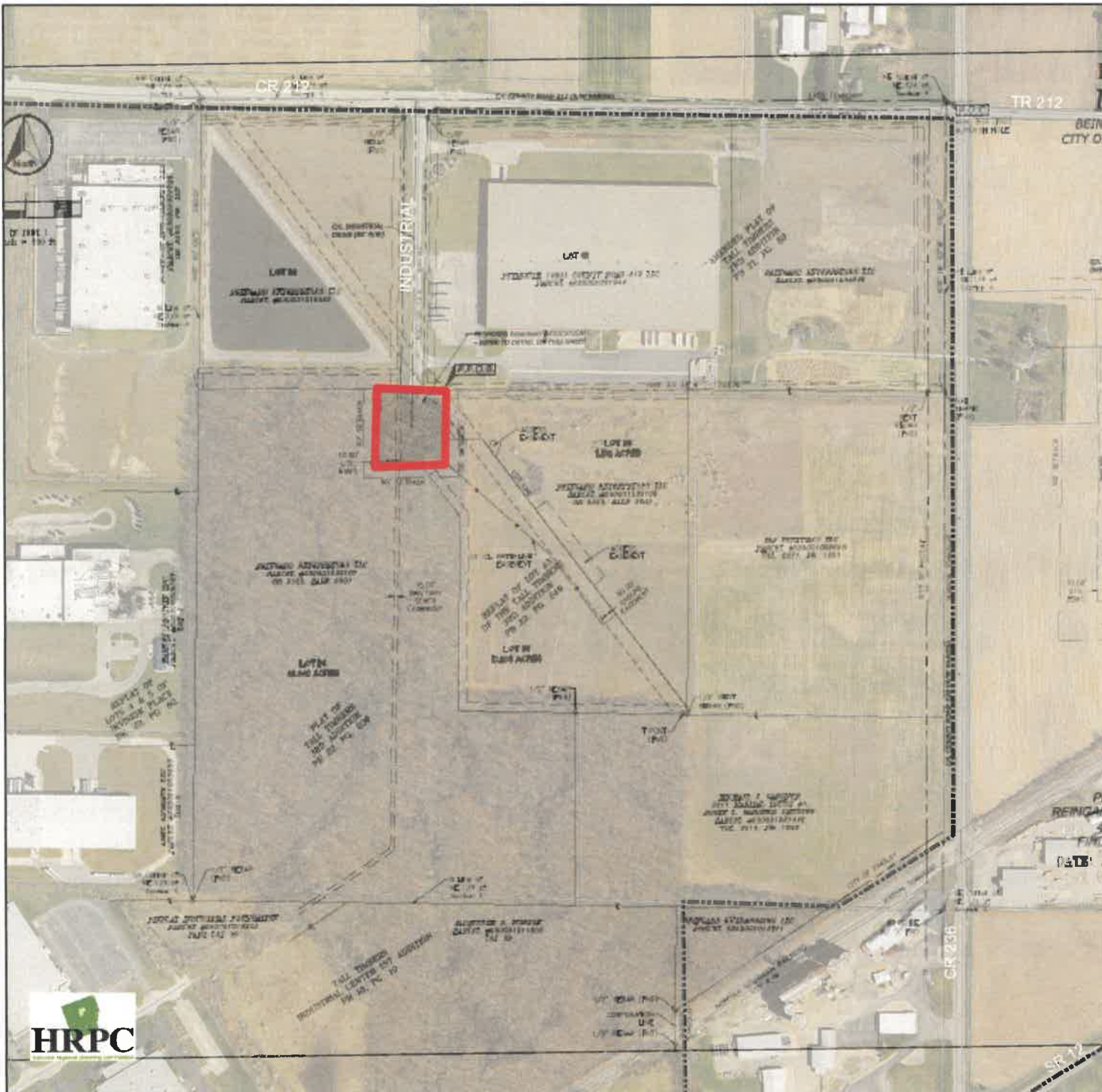
Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-03-2022 for the Tall Timbers 3rd Addition Subdivision located in part of the Northeast ¼ of Section 4, Findlay, Ohio.**

FP-07-2024

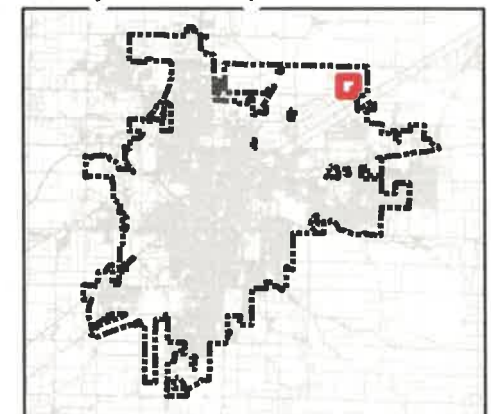
APPLICATION FOR
FINAL PLAT
filed by Reingard Enterprises LLC,
for a roadway dedication at
the end of Industrial Drive.

Legend

- Parcels_Merged
- Road Centerline



Findlay Locator Map



6. APPLICATION FOR SITE PLAN REVIEW #SP-14-2024 filed by The Woodlands of Findlay Assisted Living, for a 2-story building addition to their facility at 600 Fox Run Road, which will connect the existing Wing B Birch Hollow with Wing D Dogwood Knoll and Wing F Forest Hill buildings.

General Information

This request is located on the west side of Fox Run Road, south of the intersection with Greendale Avenue. The two parcels are both zoned M-2 Multi-Family High Density. It is in an area of a mix of R-3 Small Lot Residential, O-1 Office/Institution, and CD Condominium. The west side of the site has a creek, which is in the 100-year flood plain.

Parcel History

There has been an assisted living community at this property since 1982. Originally, the facility was constructed when it was zoned “C” residential, but has been moved to the M-2 Multi-Family, High Density district to better align with the use.

Staff Analysis

The Woodlands of Findlay are proposing a new 27,628 sf addition for the site. This would add 53 additional units to bring the total number of units at the facility to 126. This addition would be 2 stories in height and would connect the three buildings at the back of the site together. It meets the setback requirements of the district.

This would eliminate the parking lot in the rear that accommodates 40 parking spaces. To offset the loss, they have proposed that they will install 16 new parking spaces on the northern parcel. This would give them a total of 56 parking spots, down from 82. For the M-2 district, assisted living communities are required 1 parking spot per 3 units. That would account for 42 parking spaces. The rest would be designated for staff. With the reduction in spots with the increase in units, staff had concerns that there was insufficient parking available to accommodate the growth of the facility. It should also be stated that this facility has changed owners over the years. If the assisted living use were to discontinue, the facility would need to adjust its parking provided off-street. This is because the assisted living parking standards are less strict than other uses seen in the M-2 district.

When the site was originally constructed, it did not have a site plan for approval. It was in the “C” residential district, which did not have requirements for lot coverage at the time. The existing conditions of the site are above 40% the allowed lot coverage for the M-2 District at around 45%. This expansion would further push the limit for lot coverage and would need a variance from the Findlay BZA to approve the site plan.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-14-2024 filed by The Woodlands of Findlay Assisted Living, for a 2-story building addition to their facility at 600 Fox Run Road, which will connect the existing Wing B Birch Hollow with Wing D Dogwood Knoll and Wing F Forest Hill buildings with the following condition:**

- **Receive a variance from the Findlay BZA regarding lot coverage**

ENGINEERING

Access –

Access to the site will be from the existing parking lot that comes off of Fox Run Road.

Water Service –

Due to the configuration of the new building, the addition will be utilizing the existing domestic service from the existing structures but will be relocating the existing fire hydrant out of the building footprint.

Sanitary Service –

The site is proposing a new tap onto an existing manhole just north of the new addition.

Stormwater Management –

Due to the increase in impervious area, the site will be expanding the detention pond on the SW side of the property. The storm detention calculations have been received and adhere to the City of Findlay Standards.

MS4 Requirements –

The site will not disturb more than one (1) acre so the applicant will not need to comply with the City of Findlay's Erosion & Sediment Control Ordinance.

Recommendations:

Approval of the Site Plan:

The following permits may be required prior to construction:

- Water Taps
 - Mainline Taps x1
- Sanitary Sewer Tap
 - Main Line Tap x1

FIRE PREVENTION

- Obtain all of the required permits for construction
- Complete all of the required inspection throughout the process

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-14-2024 filed by The Woodlands of Findlay Assisted Living, for a 2-story building addition to their facility at 600 Fox Run Road, which will connect the existing Wing B Birch Hollow with Wing D Dogwood Knoll and Wing F Forest Hill buildings with the following condition:**

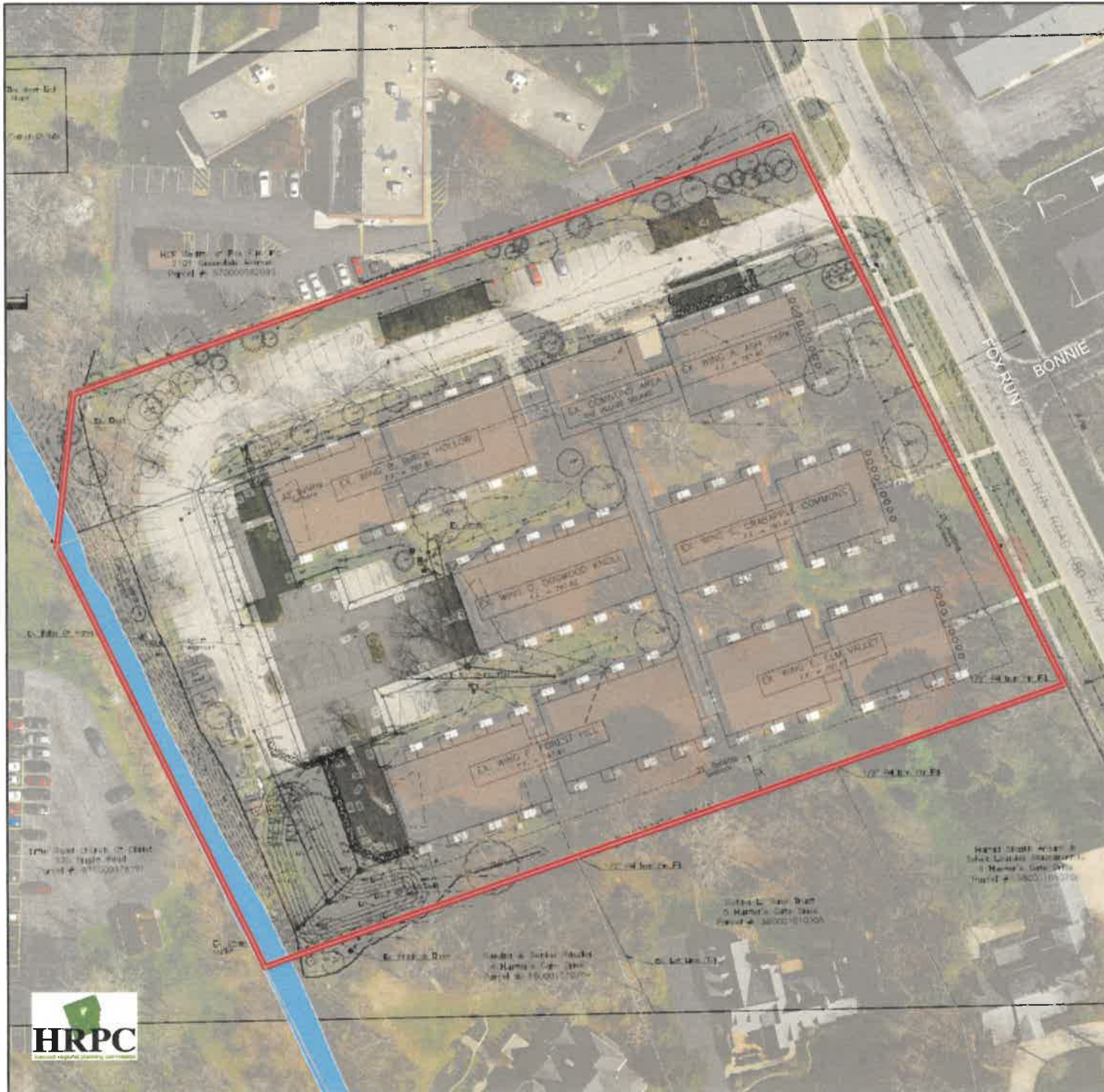
- **Receive a variance from the Findlay BZA regarding lot coverage**

SP-14-2024

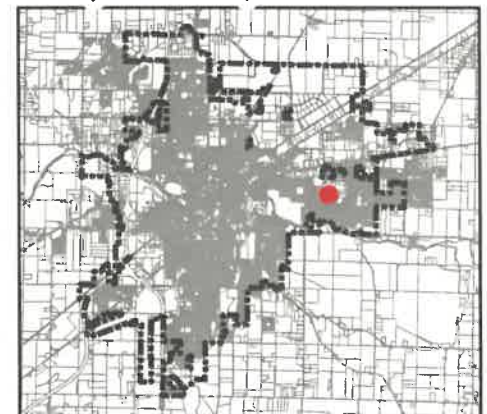
APPLICATION FOR
SITE PLAN REVIEW
filed by The Woodlands of
Findlay Assisted Living, for a
2-story building addition to
their facility at 600 Fox Run Road,
which will connect the existing
Wing B Birch Hollow with
Wing D Dogwood Knoll and
Wing F Forest Hill buildings.

Legend

- Parcels
- 600 Fox Run Road
- Road Centerline



Findlay Locator Map

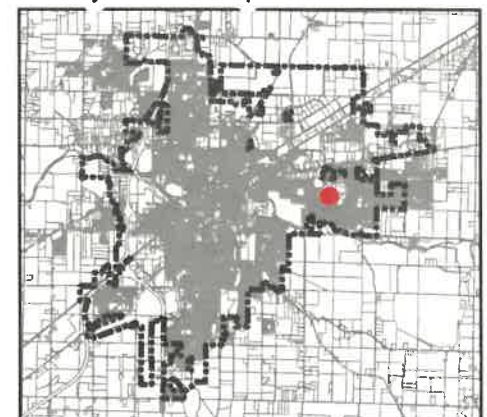


SP-14-2024

APPLICATION FOR
SITE PLAN REVIEW
filed by The Woodlands of
Findlay Assisted Living, for a
2-story building addition to
their facility at 600 Fox Run Road,
which will connect the existing
Wing B Birch Hollow with
Wing D Dogwood Knoll and
Wing F Forest Hill buildings.



Findlay Locator Map



7. APPLICATION FOR SITE PLAN REVIEW #SP-15-2024 filed by Somerset Plaza Inc., for a 120-unit second phase of Covington Green Apartment Complex located at 2111 Milestone Drive.

General Information

This request is at the between Milestone Drive and Bluestone Drive. The site is zoned M-2 Multi-Family High Density. To the south and east, it is zoned C-2 General Commercial. To the west it is zoned CD Condominium. To the north, it is zoned R-2 Medium Lot Residential. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Multi-Family.

Parcel History

This is the southern half of the property known as Covington Green Apartment Complex. The original apartments were approved by City Planning Commission in February 2004. The plans were approved with the condition of construction an all-weather access road to CR 236. At the time, this parcel was zoned PUD, and therefore did not have an issue with the density. In September 2018, they did receive a variance from the Findlay BZA regarding the lot coverage. They analyzed that for phase 2, they would be over the maximum lot coverage by about 5% if they included the required parking at the time. The standard at the time was 3 spaces per unit. They were granted a variance on lot coverage, which has since expired.

Staff Analysis

Somerset Plaza Inc. is proposing to implement the second phase of Covington Green Apartment Complex. This plan is the same as the original second phase plan that was submitted with the application back in February 2004. The buildings would match the existing look of the first phase. The buildings have the required foundation plantings parking lot landscaping, and meet the setbacks of the district.

With the variance that was reviewed in 2018, the applicant at the time included 87 additional parking spaces in their plans. The parking requirements have changed to 2 spaces per unit, plus 1 spot per every 5 units for visitor parking. For this 120-unit phase would require 264 spaces total. The current amount provided in the drawing is 344. If the additional parking would cause the project to go over the lot coverage, then staff would recommend that the additional parking spots be removed so that they do not require a variance.

Staff Recommendation

CPC Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-15-2024 filed by Somerset Plaza Inc., for a 120-unit second phase of Covington Green Apartment Complex located at 2111 Milestone Drive with the following condition:**

- **Reduce the amount of parking to 264 spots**

ENGINEERING

Access –

Stie will be accessed from the existing private roadway that was constructed as part of phase one.

Water Service –

The waterline shown on the plans was installed as part of phase one. The new water service lines will be installed for each one of the structures and will most likely have an outside meter.

Sanitary Service –

Same as the waterline, the sanitary that is shown on the plans was installed as part of the first phase. The service laterals for the structures will be installed for each of the structures.

Stormwater Management –

Since the first phase of this development was constructed prior to the updated Stormwater Detention requirements for the City of Findlay, the pond will be expanded to properly detain the correct amount of runoff to the current standards. The new detention calculations have been submitted to the Engineering Department and they comply with the current City of Findlay standards

MS4 Requirements –

The site is located within the City Limits and the site will disturb more than one (1) acre so the applicant will need to comply with the City of Findlay’s Erosion & Sediment Control Ordinance.

Recommendations:

Approval of the Site Plan:

The following permits may be required prior to construction:

- Water Taps
 - Service Connections x5
- Sanitary Sewer Tap
 - Service Connection x5

FIRE PREVENTION

- **Add 1 additional fire hydrant at the NE corner of building #7**
- **Obtain all of the required permits for construction**
- **Complete all of the required inspection throughout the process**

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-15-2024 filed by Somerset Plaza Inc., for a 120-unit second phase of Covington Green Apartment Complex located at 2111 Milestone Drive with the following conditions:**

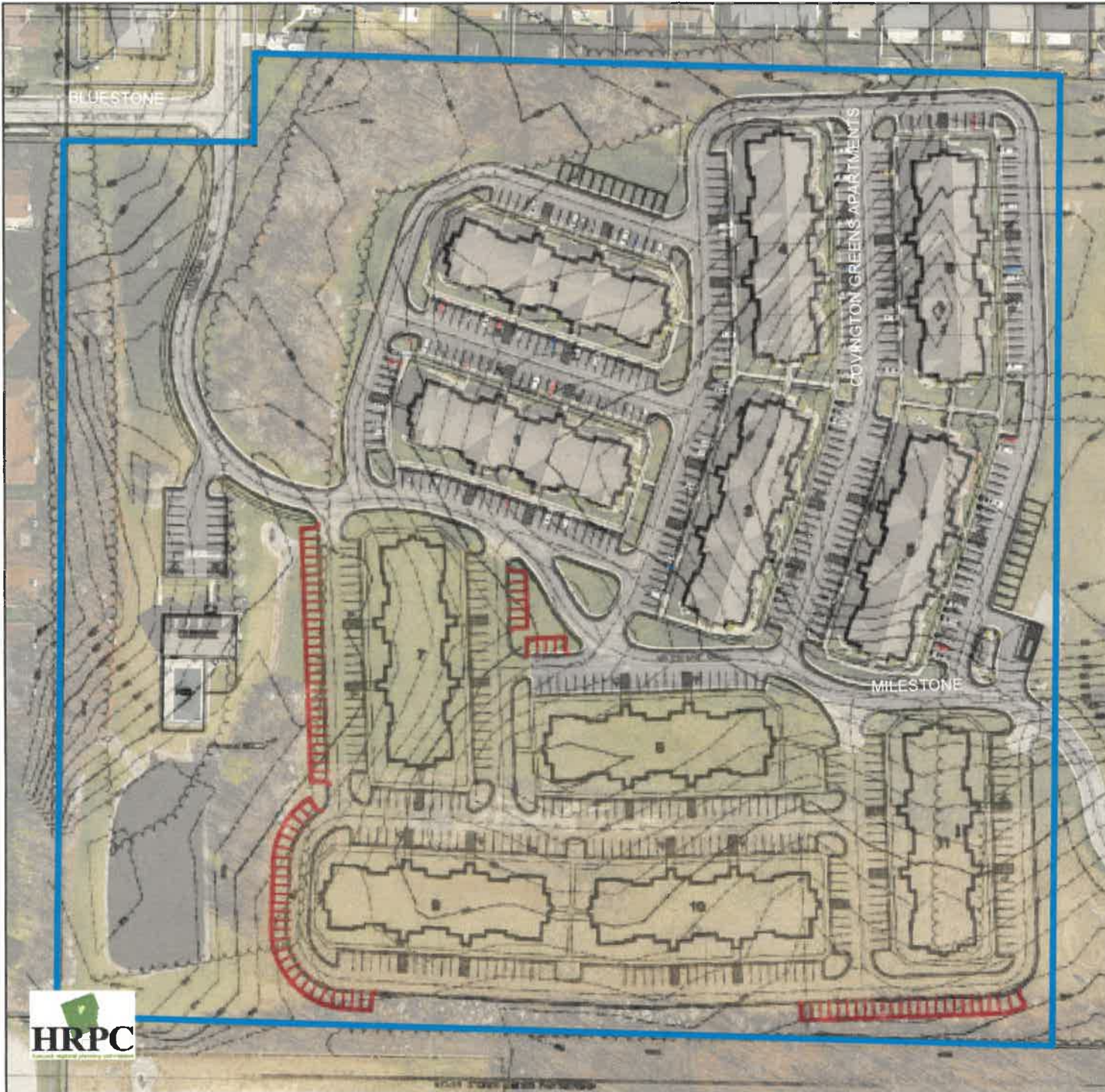
- **Reduce the amount of parking to 264 spots**
- **Add 1 additional fire hydrant at the NE corner of building #7**

SP-15-2024

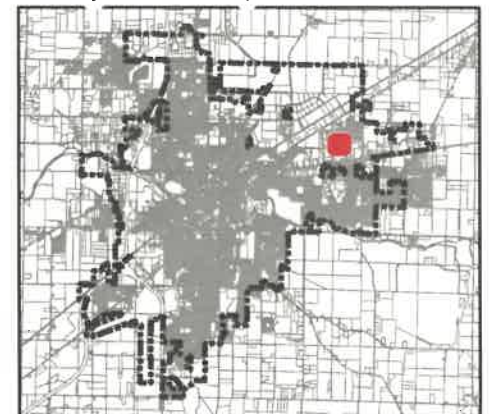
APPLICATION FOR
SITE PLAN REVIEW
filed by Somerset Plaza Inc.,
for a 120-unit second phase
of Covington Green
Apartment Complex
located at 2111 Milestone Drive.

Legend

-  Covington Green
-  Parcels
-  600 Fox Run Road
-  Road Centerline

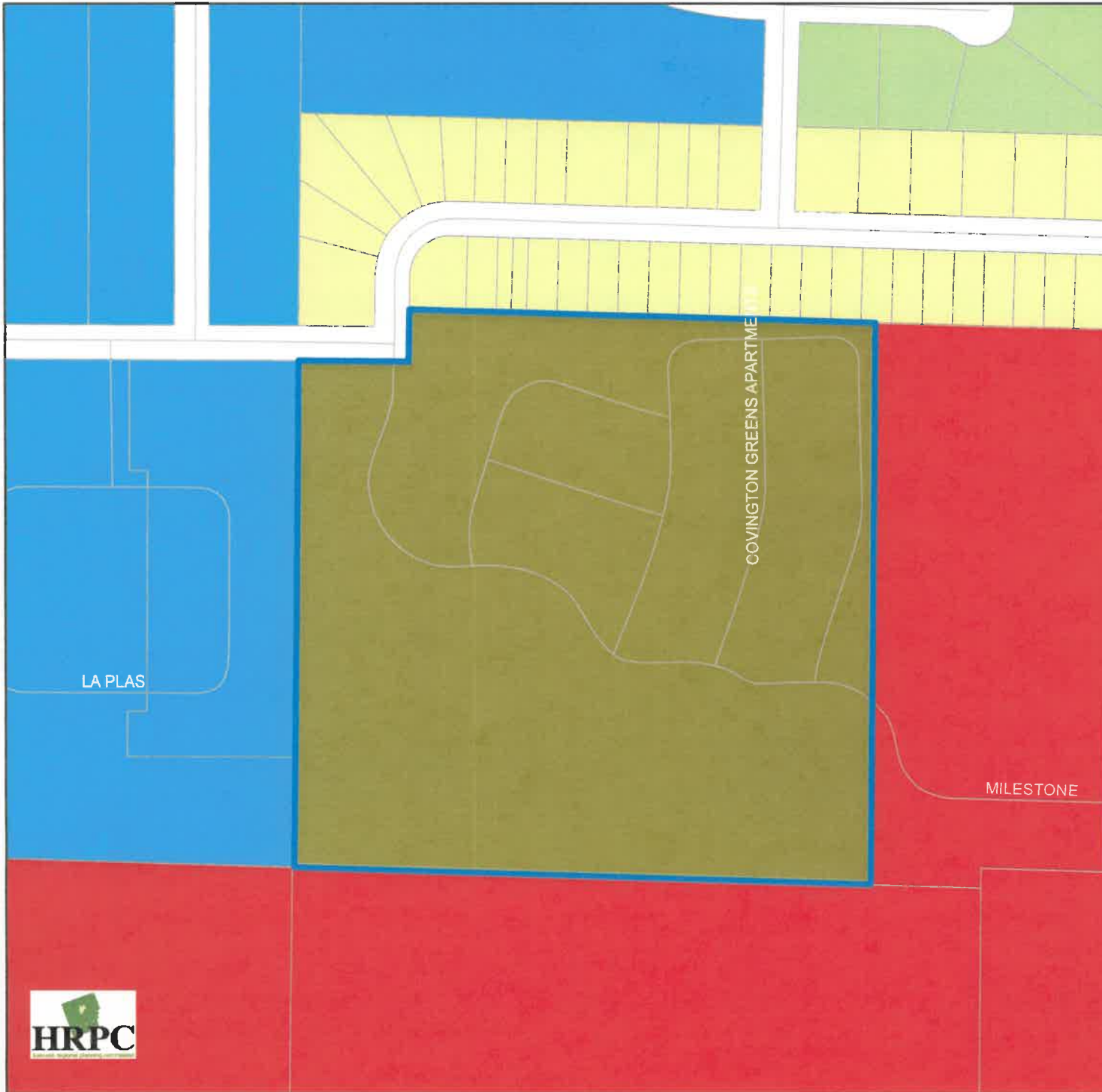


Findlay Locator Map

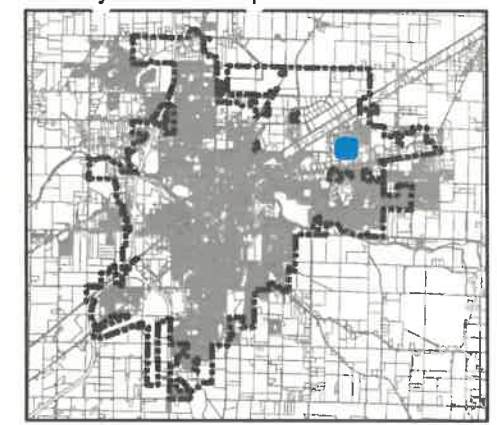


SP-15-2024

APPLICATION FOR
SITE PLAN REVIEW
filed by Somerset Plaza Inc.,
for a 120-unit second phase
of Covington Green
Apartment Complex
located at 2111 Milestone Drive.



Findlay Locator Map



8. APPLICATION FOR FINAL PLAT #FP-08-2024 filed by Rocky Five Investments, for the replat of Lot 4 of the Findlay Village Mall Subdivision.

CPC STAFF

General Information

This request is located on the north side of Tiffin Avenue, east of Plaza Street, and west of Croy Drive. It is zoned C-2 General Commercial. To the south, east, and west is also zoned C-2. To the north is zoned R4 Duplex/Triplex. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

The last replat of the mall occurred in March 2021, which divided the mall into 5 lots.

Staff Analysis

River Rock Property Group are proposing to subdivide the Findlay Village Mall Lot 4 into 3 new lots. Lot 8 would be the main part of the mall and parking lot on Tiffin Avenue, measuring 7.575 acres. Lot 9 would be the rear of the mall that is remaining, plus the parking lots in the rear of the site, measuring 21.064. Lot 10 is the current site of Tokyo Steakhouse that would remain, measuring about 0.212 acres in size. There is a small easement from this lot to the Michael's building on Lot 3. When it was previously platted, these offices for Michael's were not included in Lot 3, so they continue this easement with this replat.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-08-2024 filed by Rocky Five Investments, for the replat of Lot 4 of the Findlay Village Mall Subdivision.**

ENGINEERING

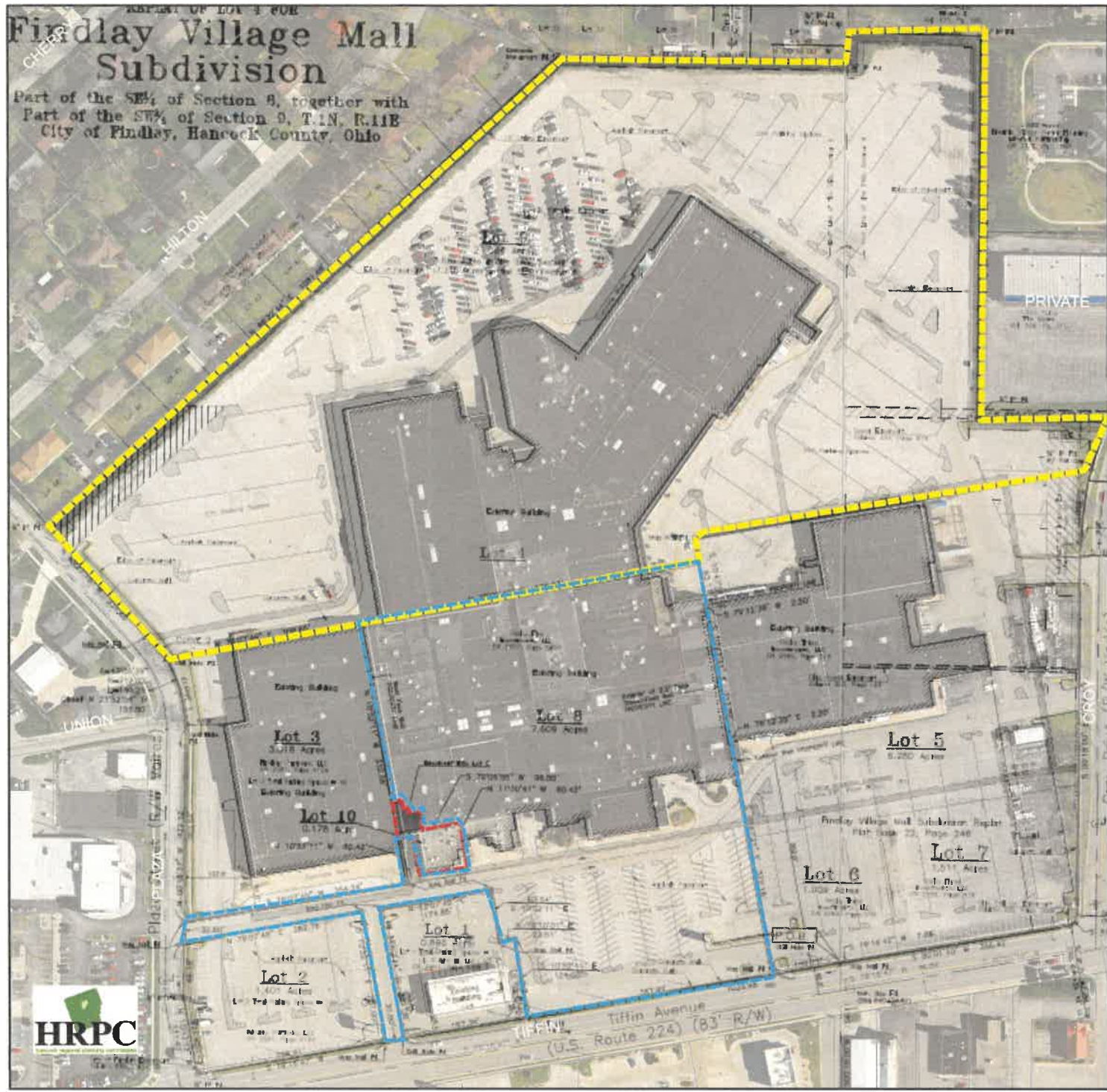
Engineering does not have any concerns with the final plat. Recommend Approval.

FIRE PREVENTION

No Comments

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-08-2024 filed by Rocky Five Investments, for the replat of Lot 4 of the Findlay Village Mall Subdivision.**



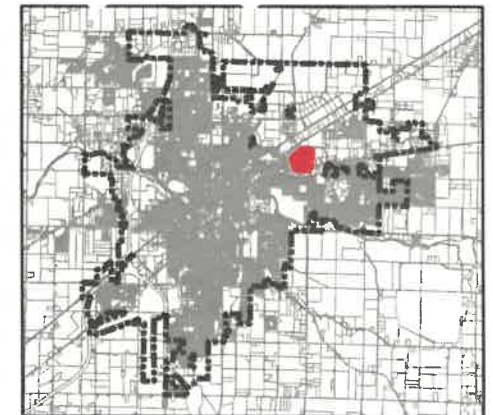
FP-08-2024

APPLICATION FOR FINAL PLAT
 filed by Rocky Five Investments,
 for the replat of Lot 4 of the
 Findlay Village Mall Subdivision.

Legend

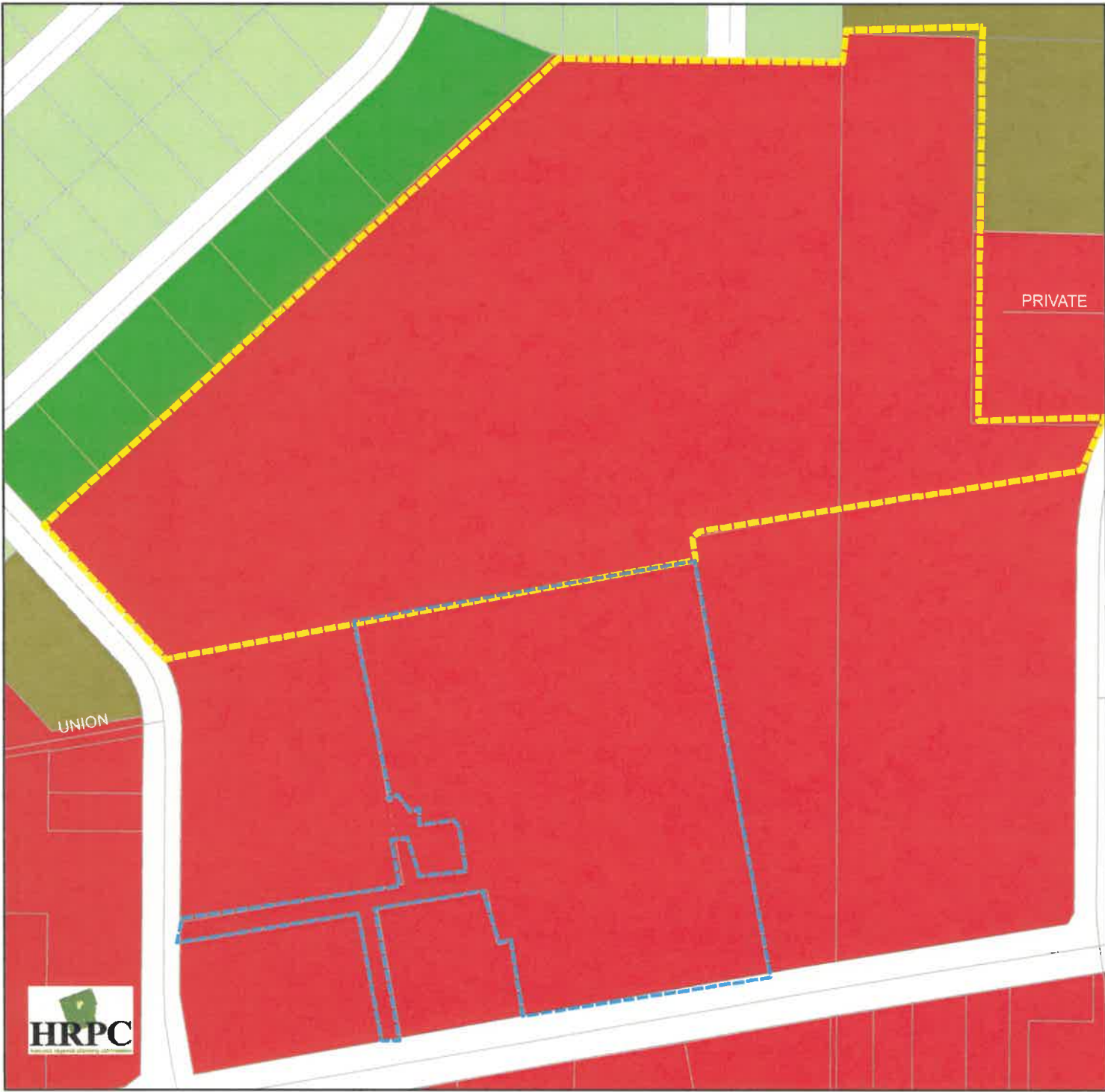
-  New Lot 8
-  New Lot 4
-  New Lot 10
-  Parcels
-  Road Centerline

Findlay Locator Map



FP-08-2024

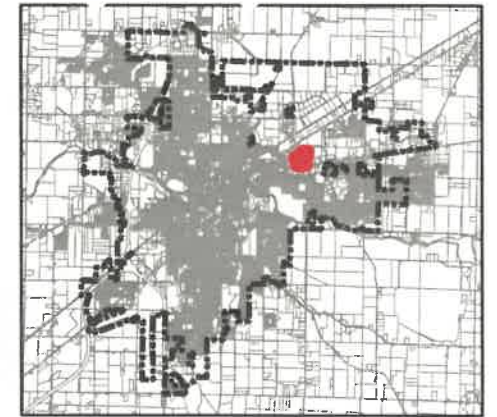
APPLICATION FOR
FINAL PLAT
filed by Rocky Five Investments,
for the replat of Lot 4 of the
Findlay Village Mall Subdivision.



Legend

- New Lot 6
- New Lot 4
- New Lot 10
- Parcels
- Road Centerline
- Large Lot Residential, R-1
- Medium Lot Residential, R-2
- Small Lot Residential, R-3
- Duplex/Triplex, R-4
- Local Commercial, C-1
- General Commercial, C-2
- Downtown Commercial, C-3
- Office/Institution, O-1
- Light Industrial, I-1
- Heavy Industrial, I-2
- Condominium, CD
- Multi-Family, Low Density, M-1
- Multi-Family, High Density, M-2
- Parks and Open Space, PO
- Mobile Home, MH
- MultizonedParcels
- <all other values>
- ZONING_NEW**
- M2
- R3
- R4

Findlay Locator Map



9. APPLICATION FOR SITE PLAN REVIEW #SP-16-2024 filed by Rocky Five Investments, for a new 131, 809 sf retail big box store at the Findlay Village Mall, 1800 Tiffin Avenue.

General Information

This request is located on Lot 8 of the Findlay Village Mall Subdivision. It is located on the north side of Tiffin Avenue, east of Plaza Street, and west of Croy Drive. It is zoned C-2 General Commercial. To the south, east, and west is also zoned C-2. To the north is zoned R4 Duplex/Triplex. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

This is the current main entrance into the mall site.

Staff Analysis

Rocky Five Investments is proposing a demolition of the existing building 188,000 sf structure on lot 8 to build a new 131,809 sf retail store for the mall site. This new retail space would bring back the front façade of the building to being closer in line with the Runnings to the east on Lot 5.

The demolition would create separation of the new retail building from the Dunham's and Michael's to the west. This would leave room for a 24-foot drive aisle and 44 additional parking spots on the west side. The newly open space in the front allows them to keep a consistent drive aisle along the front of the building with the Runnings site. They have provided 406 total parking spots for the store, which is above the minimum required 351 for the C-2 district. The second row from the east side will have some spots dedicated for the online pickup that is becoming standard for big box retail stores.

Staff has met with the applicant several times over the past few months and have been able to work through several issues regarding the site. They have shifted their entrance to the site to the west to align with the driveway across the street. They have also provided a green strip buffer to approximately match the strip that was installed with the Raising Cane's. They worked with staff regarding the drive aisle of the drive on the west side of the building to accommodate fire and engineering. They also are working with staff to consolidate signage on site, and will be on the BZA agenda for a pylon sign variance. Staff was supportive of their request due to the consolidation and the uniqueness of the project.

Staff Recommendation

CPC Staff recommends approval of **APPLICATION FOR SITE PLAN REVIEW #SP-16-2024 filed by Rocky Five Investments, for a new 131, 809 sf retail big box store at the Findlay Village Mall, 1800 Tiffin Avenue.**

ENGINEERING

Access –

As part of the site redevelopment the existing entrance off of Tiffin Avenue will be shifted to the west to align with the front of the new building. Along with moving the front entrance, a new drive lane and parking lot will be installed on the west side of the building.

Water Service –

With the new proposed building and truck docks some of the fire hydrants and connection locations will be relocated to accommodate for the configuration. On the backside of the building the site will be existing the existing waterline to accommodate for a new fire hydrant as well as a fire a domestic connection. For the fire and domestic lines, we will just need isolation valves after the tees, and the meter and backflow will be set up inside of the new building.

Sanitary Service –

The site is proposing to reconnect to the existing lateral.

Stormwater Management –

Due to the site not increasing the amount of impervious area, storm detention is not required.

MS4 Requirements –

The site is located within the City Limits and the site will disturb more than one (1) acre so the applicant will need to comply with the City of Findlay’s Erosion & Sediment Control Ordinance. A SWPPP Plan was submitted as part of the plans.

Recommendations:

Approval of the Site Plan:

The following permits may be required prior to construction:

- Drive Permit x1 (Waterline Tap)
- Water Taps
 - Mainline Taps x2
 - Service Connections x1
 - Fire Service Connection x1
- Sanitary Sewer Tap
 - Main Line Tap x1

FIRE PREVENTION

- Obtain all of the required permits for construction
- Complete all of the required inspection throughout the process




RECOMMENDATION

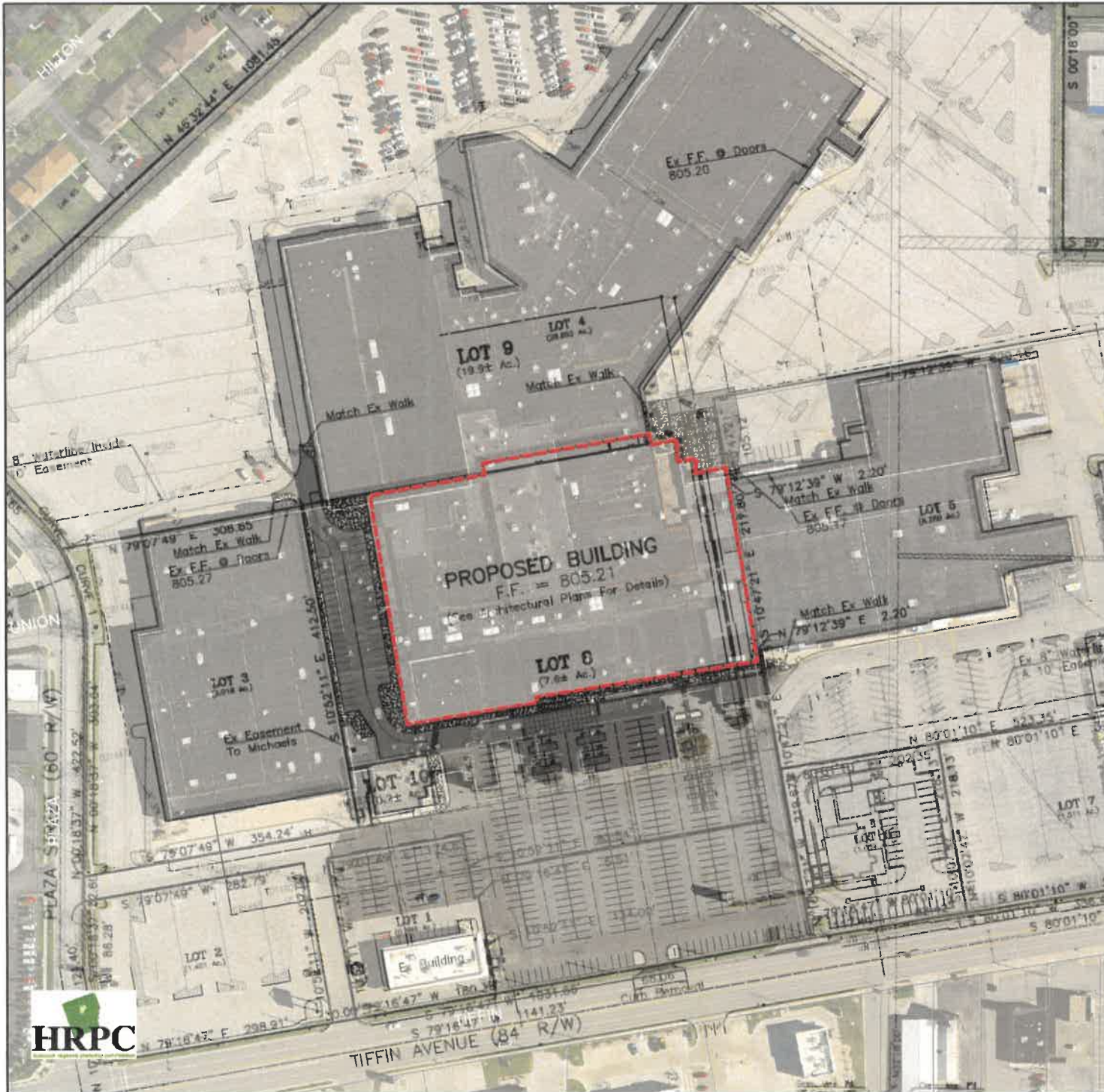
Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-16-2024 filed by Rocky Five Investments, for a new 131, 809 sf retail big box store at the Findlay Village Mall, 1800 Tiffin Avenue.**

SP-16-2024

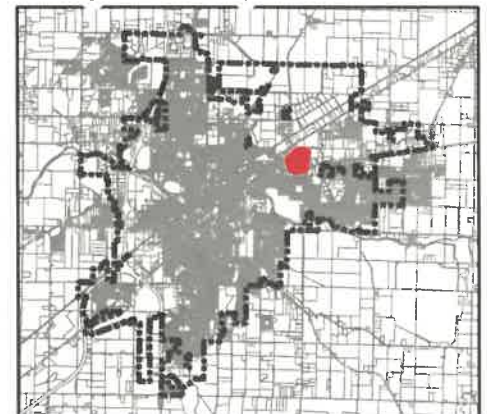
APPLICATION FOR
SITE PLAN REVIEW
filed by Rocky Five Investments,
for a new 131, 809 sf retail big box
store at the Findlay Village Mall,
1800 Tiffin Avenue.

Legend

-  Proposed Retail Building
-  Parcels
-  Road Centerline



Findlay Locator Map



10. APPLICATION FOR SITE PLAN REVIEW #SP-17-2024 filed by Bucyrus Lodging, Inc. for a new 153-unit hotel, parking lot, and retention pond located on Lot 1 of the Dale Park Subdivision, located at the intersection of Mardic Drive and CR 99.

CPC STAFF

General Information

This request is located on the south side of County Road 99, east of Technology Drive. The area is a mix of C-2 General Commercial and M-2 Multi-Family, High Density. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designated the parcel as Regional Commercial.

Parcel History

The site is currently vacant. The lot for this development was recently approved at the March 2024 CPC Meeting.

Staff Analysis

The applicant has proposed a 153-unit hotel for the south 4.04 acres of Lot 1 of the Dale Park Subdivision. This lot would face the proposed Mardic Drive upon its completion. The site has 158 parking spaces, which is below the minimum requirement. For hotels, the requirement is 1.1 spaces per room plus 1 spot per employee during peak shift. The rooms would need 168 parking spots plus the additional spots for employees. The parking lot meets the setbacks for the C-2 district. Staff did not see if there would be a restaurant included in the hotel. If there is one, this would require an additional 1 per 100 sf over 1,000 sf for areas used for entertainment.

The plans show that the applicant has attempted to meet the landscaping requirements. While they did not provide the number of required shrubs, 157 rather than 166, they have provided an additional five ornamental trees, which staff is supportive of the change. They have provided the required nine landscaped islands. For the parking lot landscaping, they are short 12 trees and 86 shrubs. They note that the majority of this is due to the pond on the south side of the site.

For screening it noted that this should be determined by City Planning Commission due to the multi-family development on the south side of Midwest Court. Given that the lot in between this property and the housing development is small, and there is no time table on how quickly it will develop, staff would like to see Level 2 option 2 screening included on the south side. Level 2 option 2 is five canopy trees, five evergreen trees, and ten shrubs per one hundred lineal feet (100') of contiguous boundary.

Staff Recommendation

CPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-17-2024 filed by Bucyrus Lodging, Inc. for a new 153-unit hotel, parking lot, and retention pond located on Lot 1 of the Dale Park Subdivision, located at the intersection of Mardic Drive and CR 99 with the following conditions:

- **Add the required 12 trees and 86 shrubs to the site; add Level 2 option 2 screening to the south side of the site**
- **Increase the parking to meet the parking standard**

ENGINEERING

Access –

The site will be accessed by two new drives coming off of Mardic Drive. As part of the site construction there will be a 4 ft wide sidewalk installed on the west side of Mardic Drive.

Water Service –

The site is proposing two new services to come off of the new waterline that is located on the west side of Mardic Drive. The site is only proposing a fire and domestic line, but if an irrigation line is needed that line will need to be a separate tap.

Sanitary Service –

The site is proposing a mainline tap on the sanitary line that is located on the east side of Mardic Drive.

Stormwater Management –

The site is proposing a new detention pond on the south side of the site to account for the stormwater of the new development. The storm detention calculations have been received and adhere to the City of Findlay Standards.

MS4 Requirements –

The site is located within the City Limits and the site will disturb more than one (1) acre so the applicant will need to comply with the City of Findlay's Erosion & Sediment Control Ordinance.

Recommendations:

Approval of the Site Plan:

The following permits may be required prior to construction:

- Drive Permit x2
- Sidewalk Permit x1
- Water Taps
 - Service Connections x1
 - Fire Service Connection x1
- Sanitary Sewer Tap
 - Main Line Tap x1
- Storm Sewer Tap
 - Mainline Tap x1

FIRE PREVENTION

- Obtain all of the required permits for construction
- Complete all of the required inspection throughout the process

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-17-2024 filed by Bucyrus Lodging, Inc. for a new 153-unit hotel, parking lot, and retention pond located on Lot 1 of the Dale Park Subdivision, located at the intersection of Mardic Drive and CR 99 with the following conditions:**

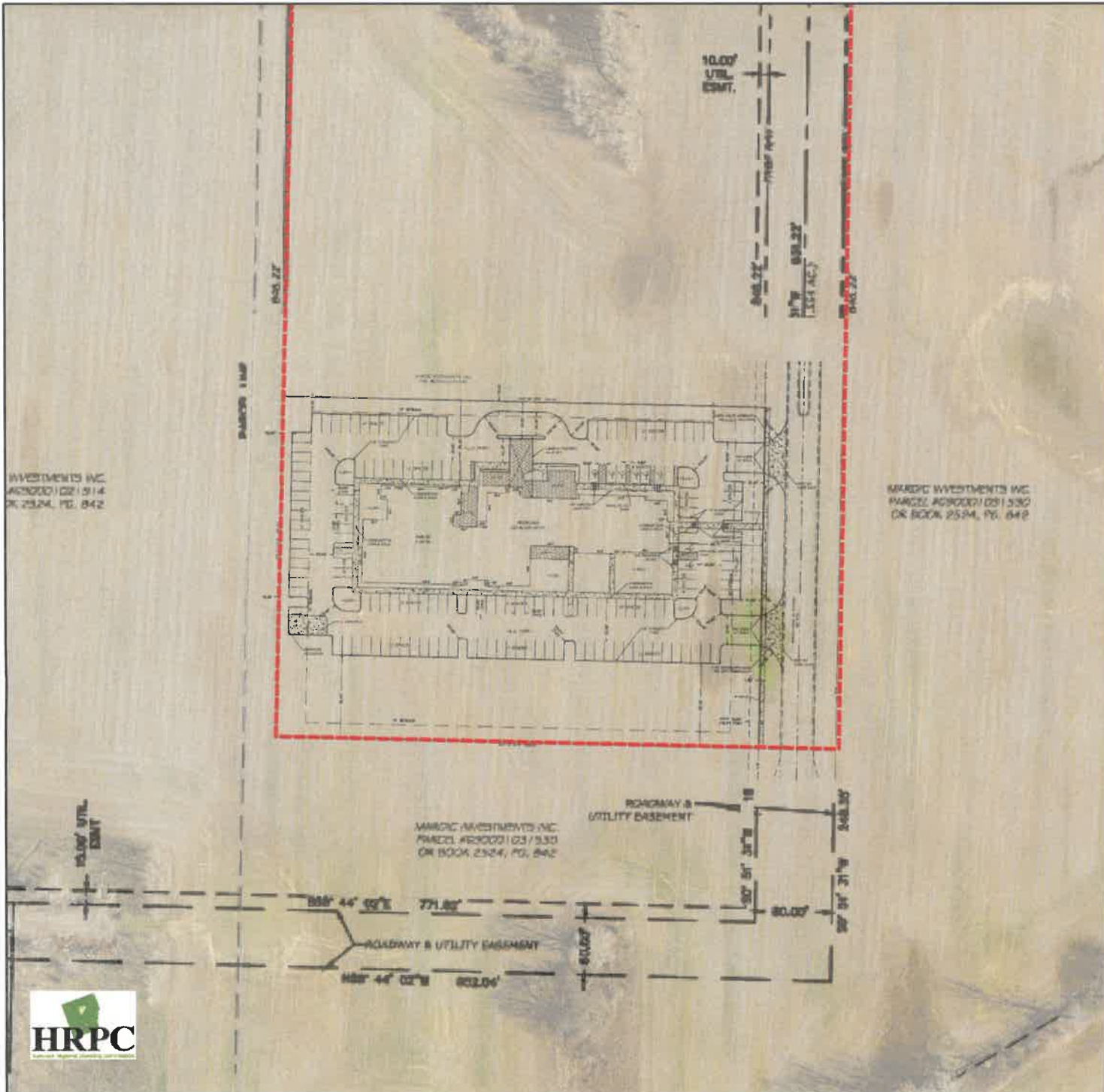
- **Add the required 12 trees and 86 shrubs to the site; add Level 2 option 2 screening to the south side of the site**
- **Increase the parking to meet the parking standard**

SP-17-2024

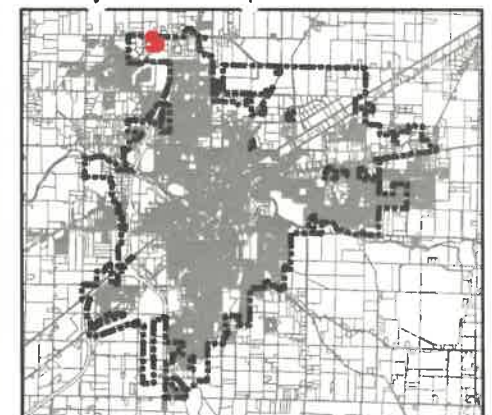
APPLICATION FOR
SITE PLAN REVIEW
filed by Bucyrus Lodging, Inc.
for a new 153-unit hotel, parking lot,
and retention pond located on
Lot 1 of the Dale Park Subdivision,
located at the intersection of
Mardic Drive and CR 99.

Legend

-  New Dale Park Lot
-  Parcels
-  Road Centerline

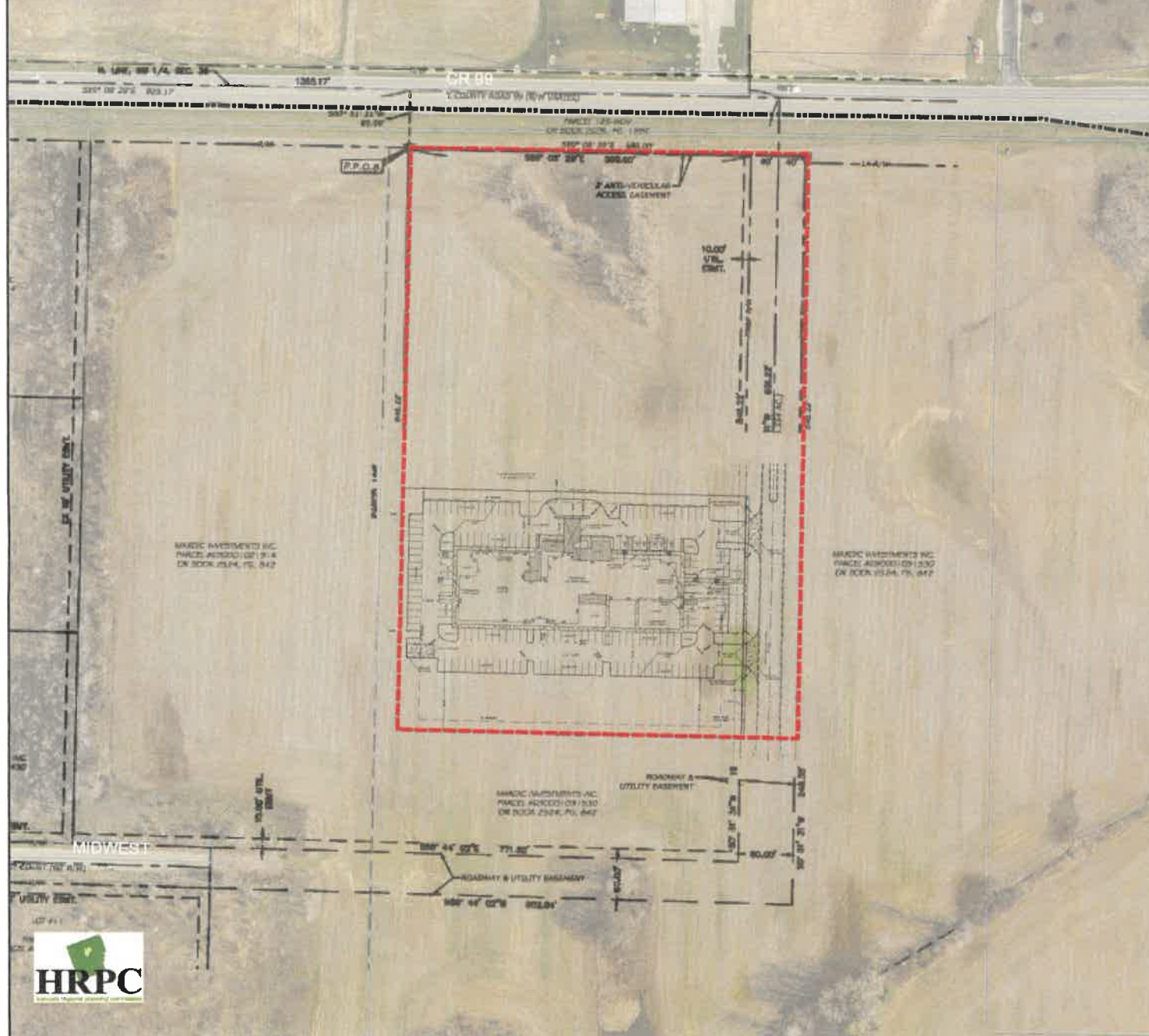


Findlay Locator Map



LE PARK SUBDIVISION

BEING A PART OF THE SW 1/4 SECTION 36, T2N, R10E,
OF FINDLAY, COUNTY OF HANCOCK, STATE OF OHIO.
11.267 ACRES



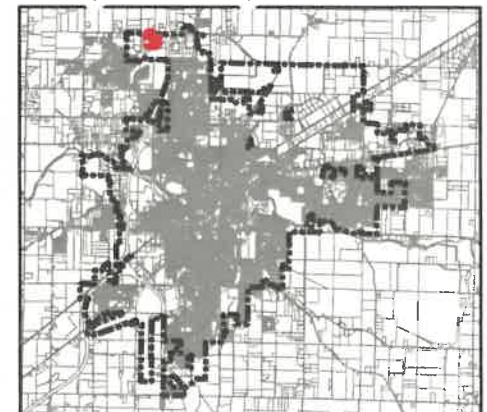
SP-17-2024

APPLICATION FOR
SITE PLAN REVIEW
filed by Bucyrus Lodging, Inc.
for a new 153-unit hotel, parking lot,
and retention pond located on
Lot 1 of the Dale Park Subdivision,
located at the intersection of
Mardic Drive and CR 99.

Legend

-  New Dale Park Lot
-  Parcels
-  Road Centerline

Findlay Locator Map



11. APPLICATION FOR SITE PLAN REVIEW #SP-18-2024 filed by Mardic Investments Inc. for a new 374-unit townhome/apartment residential development located south of the future expansion of Midwest Court, on Lot 11 of the Findlay Commerce Park and the vacant land directly east.

CPC STAFF

General Information

This request is to the east of Technology Drive, south of Midwest Court. It is zoned M-2 Multi-Family High Density. To the west, it is zoned C-2 General Commercial. To the south, it is zoned Office and Condo. It is not located within a 100-year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

The site is vacant. There was an original proposal for the site that was approved by City Planning Commission at the May 2022 meeting. The application was approved with the following conditions:

- **Submit the landscaping plan for HRPC review and approval (HRPC).**
- **Add connections between the sidewalks to allow better walkability on site (HRPC).**
- **Consultant to work with Engineering Department on relocating the waterline and adding additional valves (ENGINEERING).**
- **Clarification of the water/sewer billing, is a meter needed for each building or each living quarters (ENGINEERING).**

Staff Analysis

This project has shifted in scale since the May 2022 CPC Meeting. The apartments area on the east side has been shifted to the west, and the single-family townhome option has been removed from the plans. This reduces the lot coverage down to 18.2% of the full site. The M-2 maximum lot coverage is 40%. All buildings meet setback, height, and separation requirements for M-2.

They have indicated that they will be providing 847 parking spaces throughout the development. This would exceed the required 823 spaces of the M-2 District. Landscaping for foundation plantings, perimeter landscaping, and parking landscaping meets or exceeds the standards for the M-2 district.

One of the conditions in the original plans regarded adding sidewalks to allow better walkability. They have added extensive five-foot-wide concrete walks from the parking areas to their associated buildings. Staff would like to see these walks connected to better serve the walkability of the site.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-18-2024 filed by Mardic Investments Inc. for a new 374-unit townhome/apartment residential development located south of the future expansion of Midwest Court, on Lot 11 of the Findlay Commerce Park and the vacant land directly east with the following condition:**

- **Add connections between the sidewalks to allow better walkability on site (HRPC).**

ENGINEERING

Access –

As part of the development of the whole area, Midwest Court will be extended to the east, providing an access point along the new roadway. Along with the access point off of Midwest Court, there will be an additional drive located south of Midwest Court giving access to and from Wellness Way. Within the site itself there are multiple roadways that lead to the various buildings.

Water Service –

The proposed plans are showing the waterlines to be a public system, with a 1.5-inch service line for each of the structures. With the proposed design, the water meters will be on the outside of the structures, but if a meter is desired for each living quarter the Engineering Department will work with the consultant to find a final design.

Sanitary Service –

The proposed sanitary system will be a private system within the development. There will be one mainline tap for the system that will come off of separate manholes located on the south side of Midwest Court.

Stormwater Management –

Calculations were submitted as part of the application and the proposed detention report complies with the City of Findlay Standards. The stormwater will be detained by four onsite detention ponds.

MS4 Requirements –

The site is located within the City Limits and the site will disturb more than one (1) acre so the applicant will need to comply with the City of Findlay's Erosion & Sediment Control Ordinance. A SWPPP Plan was submitted as part of the plans.

Recommendations:

Conditional Approval of the Site Plan

- Clarification of the water/sewer billing, is a meter needed for each building or each living quarters.

The following permits may be required prior to construction:

- Drive Permit x2
- Water Taps
 - Mainline Taps x2
 - Service Connections x29
- Sanitary Sewer Tap
 - Main Line Tap x1
 - Service Connection x29
- Storm Sewer Tap Permit x1
- Sidewalk Permit x1

FIRE PREVENTION

- Obtain all of the required permits for construction
- Complete all of the required inspection throughout the process

RECOMMENDATION

Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-18-2024 filed by Mardic Investments Inc. for a new 374-unit townhome/apartment residential development located south of the future expansion of Midwest Court, on Lot 11 of the Findlay Commerce Park and the vacant land directly east with the following conditions:

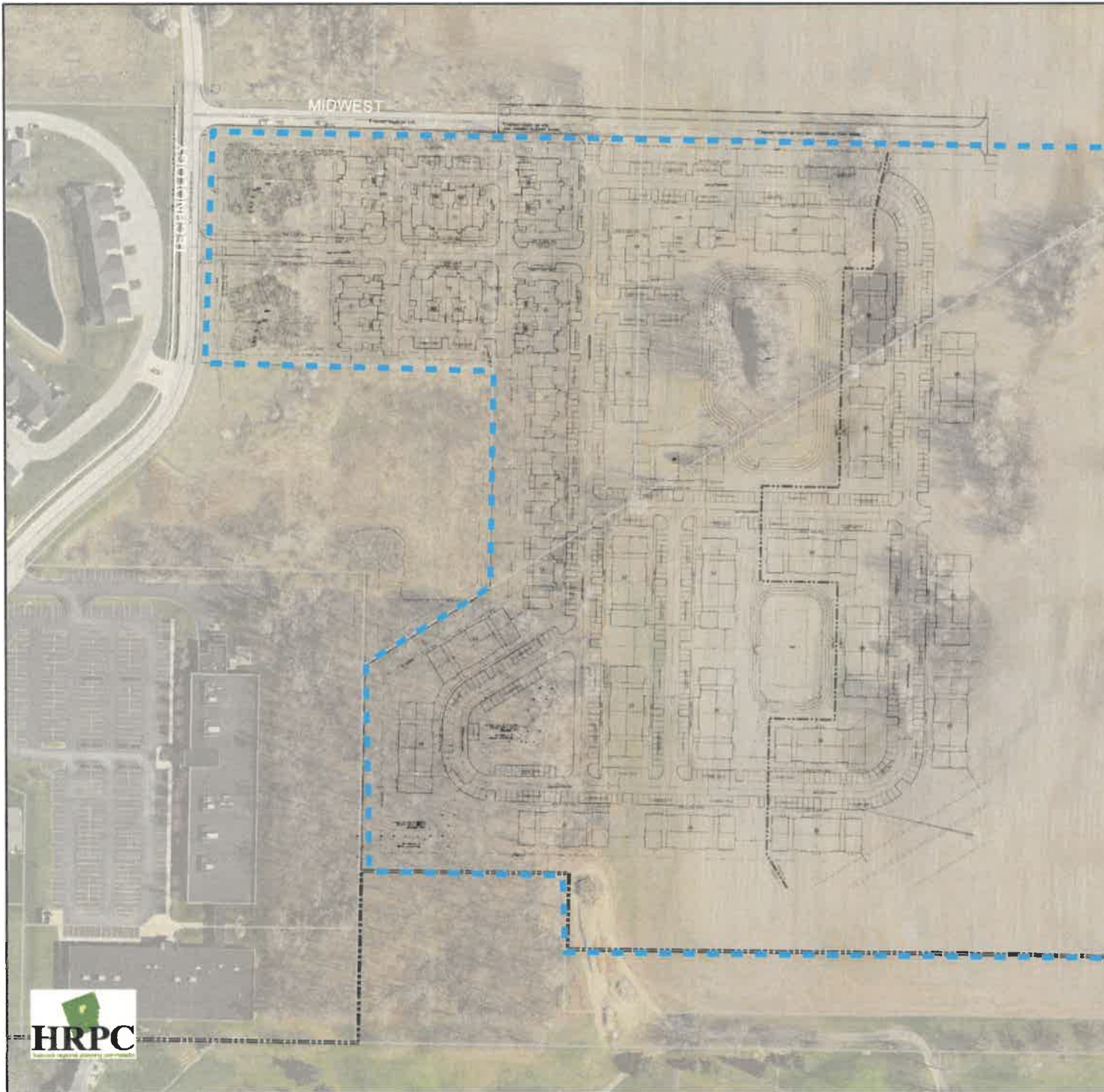
- Add connections between the sidewalks to allow better walkability on site (HRPC).
- Clarification of the water/sewer billing, is a meter needed for each building or each living quarters (Engineering)

SP-18-2024

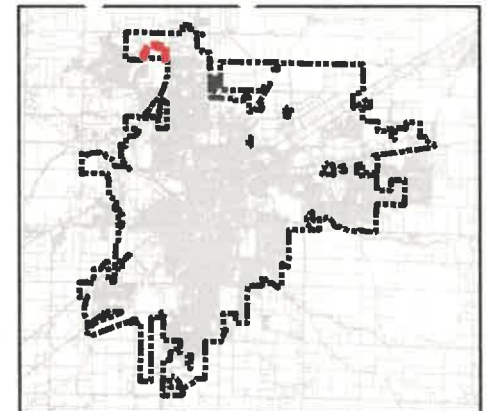
APPLICATION FOR
SITE PLAN REVIEW
filed by Mardic Investments Inc.
for a new
374-unit townhome/apartment
residential development located
south of the future
expansion of Midwest Court,
on Lot 11 of the
Findlay Commerce Park
and the vacant land directly east.

Legend

-  Mardic_Site
-  Parcels
-  Road Centerline



Findlay Locator Map



12. Re-Establishment of a Non-Conforming Use #NCU-01-2024 filed by ProTech Rental Properties LLC to re-establish a car repair business in a residential property at 740 Crystal Avenue.

CPC STAFF

General Information

This request is located on west side of Crystal Avenue at the intersection with Midland Avenue. The parcel is zoned R-1 Large Lot Residential. It is located within a mostly R-1 Large Lot Residential neighborhood, with some R-3 Small Lot Residential to the south. This location is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Single-Family Small Lot.

Parcel History

The applicant submitted a statement that historically there was a car repair shop in the site since the 1940's. ProTech Rental Properties bought the building in 2021. Rooster Roofing, also owned by Protech Rental owner Joe Corran, has utilized the space for outdoor storage of vehicles in the meantime.

Staff Analysis

This site has been a persistent misfit in its neighborhood. Given the size of the space and the proximity to residential, it has been difficult for the right business to utilize the space. While staff understands the pre-existence of the car repair business, it has been over 2 years since it was discontinued. Staff would like to see improvements made to the site, including enclosing the rear outdoor area, to minimize the impact it has on its neighbors, if approved.

Staff Recommendation

CPC Staff recommends **approval of Re-Establishment of a Non-Conforming Use #NCU-01-2024 filed by ProTech Rental Properties LLC to re-establish a car repair business in a residential property at 740 Crystal Avenue with the following conditions:**

- **Pave and enclose the outdoor area in the rear of the building.**
- **All work be done in the enclosed space**
- **Hours of Operation restricted to 8am-5pm Monday-Friday**

ENGINEERING

No Comment

FIRE PREVENTION

- Need a fire inspection prior to opening

RECOMMENDATION

Staff recommends **approval of Re-Establishment of a Non-Conforming Use #NCU-01-2024 filed by ProTech Rental Properties LLC to re-establish a car repair business in a residential property at 740 Crystal Avenue with the following conditions:**

- **Pave and enclose the outdoor area in the rear of the building.**
- **All work be done in the enclosed space**
- **Hours of Operation restricted to 8am-5pm Monday-Friday**
- **Need a fire inspection prior to opening**

NU-01-2024

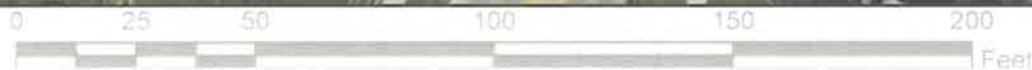
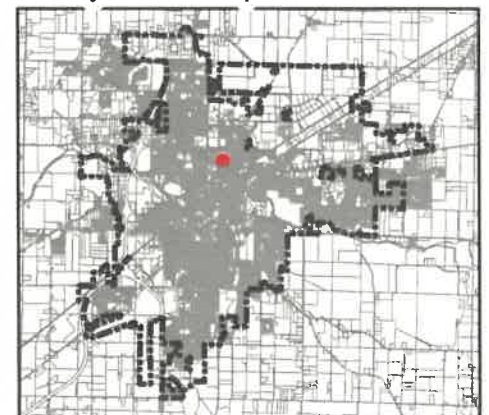
Re-Establishment of a Non-Conforming Use filed by Joe Corran to re-establish a car repair business in a residential property.



Legend

- Parcels
- 740 Crystal Avenue
- Road Centerline

Findlay Locator Map



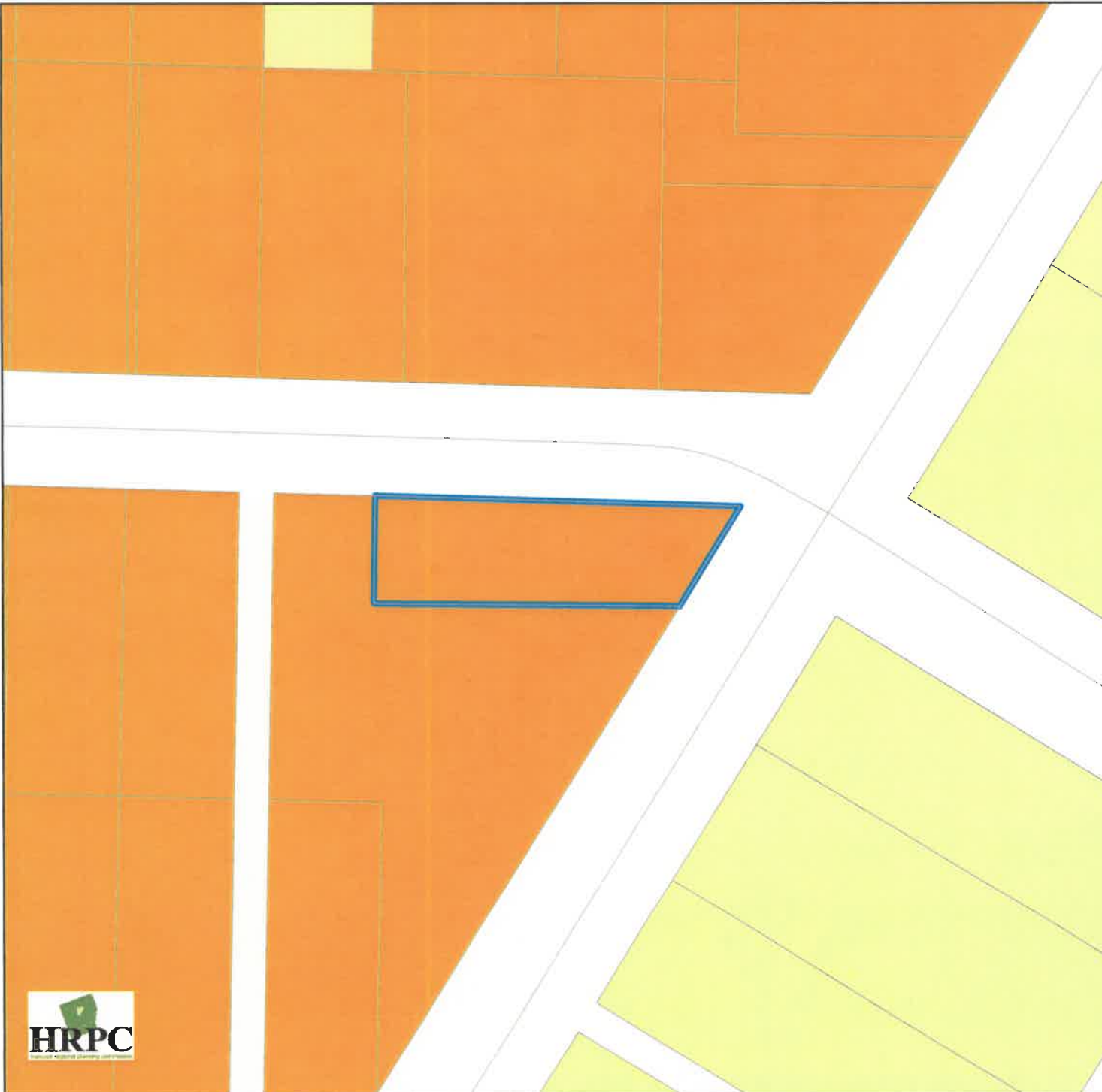
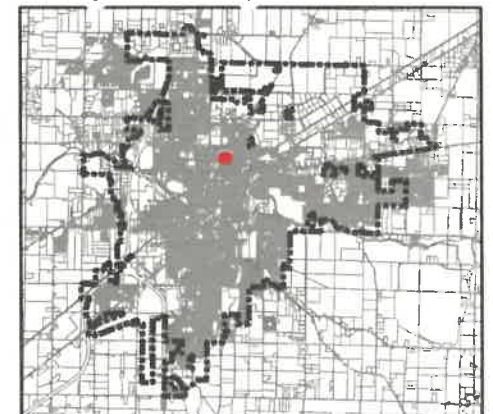
NU-01-2024

Re-Establishment of a Non-Conforming Use filed by Joe Corran to re-establish a car repair business in a residential property.

Legend

- Parcels
- 740 Crystal Avenue
- Road Centerline
- Large Lot Residential, R-1
- Medium Lot Residential, R-2
- Small Lot Residential, R-3
- Duplex/Triplex, R-4
- Local Commercial, C-1
- General Commercial, C-2
- Downtown Commercial, C-3
- Office/Institution, O-1
- Light Industrial, I-1
- Heavy Industrial, I-2
- Condominium, CD
- Multi-Family, Low Density, M-1
- Multi-Family, High Density, M-2
- Parks and Open Space, PO
- Mobile Home, MH

Findlay Locator Map



City of Findlay
City Planning Commission
City Council Chambers, 1st floor of Municipal Building
Thursday August 8, 2024 – 9:00 a.m.

Minutes

MEMBERS:

Mayor Muryn
Rob Martin
Kerry Trombley
Jackie Schroeder
Dan Clinger

STAFF ATTENDING:

Matt Cordonnier, HRPC Director
Jacob Mercer, HRPC Staff
Jeremy Kalb, City Engineer
Kevin Shenise, Fire Prevention
Erik Adkins, Zoning Administrator & Flood Administrator

GUESTS:

Dan Stone, Bill Bostleman, Dallas Paul, Elizabeth Baldridge, Kellee Ott, Jackie Magee, Greg Cornette, Jackie Magee, Wayne Breitigam, Kim Meador, Kim Boudrie, Lou Wilin

CALL TO ORDER

ROLL CALL

The following members were present:

Mayor Muryn
Rob Martin
Jackie Schroeder
Dan Clinger

SWEARING IN

All those planning to give testimony were sworn in by Jacob Mercer.

APPROVAL OF MINUTES

Mayor Muryn motioned to approve the minutes for the July 11, 2024 meeting. Rob Martin seconded. Motion approved 4-0-0.

OLD ITEMS

- 1. APPLICATION FOR CONDITIONAL USE #CU-13-2023 filed by Elizabeth Baldrige, re-examine the conditions to allow welding in the building located at parcel #600001000740 at the corner of Olney Avenue and Morrival Boulevard.**

CPC STAFF

General Information

This request is located at the southwest intersection of Olney Avenue and Morrival Boulevard. It is zoned C-2 General Commercial. It is located in a neighborhood of R-3 Small Lot Residential. Along Lima Avenue to the south, there is C-2 General Commercial. It is not located in the 100-year flood plain. The City of Findlay Land Use Plan designates the parcel as Neighborhood Commercial.

Parcel History

According to the Auditor's website, the structure was constructed on the site in 1982, and has previously been used for storage. The conditional use was granted in July 2023 with the following conditions:

- **Add screening along the west side of the parcel abutting residential**
- **Provide a parking area to accommodate 4 off-street parking spots**
- **Hours of Operation restricted to 8am-5pm Monday-Friday**
- **All grinding work must be done in an enclosed space**

Staff Analysis

Since the conditional use was granted, the applicant has not followed through on all the conditions. They added a parking area to accommodate some of the parking, however sometimes large shipping containers are left in this area. This effectively renders this area unusable for parking.

While the hours of operation are generally been 8am-5pm, residents have continued to notify the City of work occurring outdoors. The condition was that no grinding work be done outside, but sometimes they have done welding work or sandblasting outside. While staff understands that work sometimes must be done outside due to the size of the containers or trailers, this should be done in a screened space. The applicant would also like the ability to do work on Saturday if the Commission would reconsider that condition.

HRPC Staff has met with the applicant to discuss these concerns. They have agreed not to do any more sandblasting in the driveway to avoid any nuisance to the neighbors. They would also propose a new fence along the north side of the site that would allow for the trailers to be stored behind it. They would be okay with a fence along the west side; however, the neighbor has submitted a letter requesting that they not have to install it.

Staff Recommendation

CPC Staff recommends approval of APPLICATION FOR CONDITIONAL USE #CU-12-2023 filed by Elizabeth Baldrige, to allow welding in the building located at parcel #600001000740 at the corner of Olney Avenue and Morrival Boulevard with the following revised conditions:

- Create an outdoor storage area on site for the trailers
- Provide a parking area to accommodate 4 off-street parking spots; no trailers may be parked here
- Hours of Operation restricted to 8am-5pm Monday-Friday
- All grinding/sandblasting work must be done in an enclosed space; welding work can be done outside.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

RECOMMENDATION

Staff recommends approval of APPLICATION FOR CONDITIONAL USE #CU-12-2023 filed by Elizabeth Baldrige, to allow welding in the building located at parcel #600001000740 at the corner of Olney Avenue and Morrival Boulevard with the following revised conditions:

- Create an outdoor storage area on site for the trailers
- Provide a parking area to accommodate 4 off-street parking spots; no trailers may be parked here
- Hours of Operation restricted to 8am-5pm Monday-Friday
- All grinding/sandblasting work must be done in an enclosed space; welding work can be done outside.

DISCUSSION

Elizabeth Baldrige and Kellee Ott, the property owners, and Greg Cornette, the business owner were present. Ms. Ott explained that last October they installed the 4 required parking spaces. They said they ended up having to take care of their mother, who passed away in June, so further plans were put on hold. Mr. Cornette said mainly if he does any work outside, it is just outside the door. He agreed that he would comply with whatever the commission approved. He admits that it was a mistake to sandblast that day and reiterated it wouldn't happen again.

Matt Cordonnier spoke to say that HRPC has been contacted several times throughout the past few months complaining about the site. He noted that there were roll off containers that were being left on the required parking spots close to the road. They also would leave trailers in the grass area, which is required to be screened by the code. The trash dumpster is also outside

without an enclosure. HRPC staff and Erik Adkins went to the site to discuss these issues. Staff reiterated that there needed to be an enclosure for the trailers on site and for the dumpster. The final determination of the conditions being amended would have to be the CPC though.

Mayor Muryn spoke to say she is always willing to work together with property and business owners to try and maximize the utilization of their property, while also fitting in with the neighborhood. She thought that any modifications to the conditions would cause more investment into the property which wouldn't be conducive to the neighborhood long term. She was leaning toward revoking the conditional use permit.

Mr. Cornette said that the roll off dumpsters could be moved next to the building on the driveway. He said that he didn't work on them in the parking area but would move them via the forklift into the building to be worked on inside.

The Mayor opened up the discussion to the audience. The first resident, Kim Meador, said she was okay with the improvements and they preferred the fence be put up. She also suggested they park their extra vehicles in the building after hours to free up the space outside.

Dan Clinger asked where they were proposing to put the fence. Matt Cordonnier highlighted one of the peculiar things about the site is that it isn't "squared" off. After the CPC meeting last year, he reached out to the neighboring property owner, Habitat for Humanity, to see if they would swap land to make each piece rectangular in shape. At the time, the applicant property owner did not take up the offer to have this done. With that said, if the property stays the same, the fence line would go along the west property line, up to about 10 feet or so in front of the north elevation of the structure. This would require a variance to be located in front of the structure.

Mayor Muryn addressed the hours of operation. She thought that with the operations being done inside, it shouldn't be a concern that work is being done on Saturday's. She asked that he continue without the weekend hours for now, but could in the future if there isn't further issues.

Kim Boudrie spoke next. She just wanted to reiterate that she has never heard loud noise from this business. She thought it was clean and they weren't disruptive to the neighborhood. She thought he wasn't an issue for the neighborhood.

MOTION

Mayor Muryn made motion to **approval APPLICATION FOR CONDITIONAL USE #CU-13-2023 filed by Elizabeth Baldrige, re-examine the conditions to allow welding in the building located at parcel #600001000740 at the corner of Olney Avenue and Morriscal Boulevard.**

- **Create the outdoor storage space for the trailers and dumpsters**

- **Provide a parking area to accommodate 4 parking spaces. Trailers and Dumpsters are not permitted to be parked there.**
- **All loud activity must be done in an enclosed space.**
- **Add a fenced enclosure on the north/south side of the business**

2nd: Rob Martin

VOTE: Yay (4) Nay (0) Abstain (0)

NEW ITEMS

1. APPLICATION FOR FINAL PLAT #FP-05-2024 filed by River Rock Property Group to combine lots 1, 5, & 6 of Legacy Corner into one lot located along US Route 224 near the intersection with CR 236.

CPC STAFF

General Information

This request is at the corner of CR 236 and US Route 224. All three parcels are zoned C-2 General Commercial. It is in a C-2 General Commercial area with R-1 Large Lot Residential to the south. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

The site is the former lot of Lowe’s.

Staff Analysis

The proposed replat of Legacy Corner would simply combine lots 1, 5 and 6 into a single 7.108 acre lot. This will allow for the redevelopment of the site. Staff is supportive of the request.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-05-2024 filed by River Rock Property Group to combine lots 1, 5, & 6 of Legacy Corner into one lot located along US Route 224 near the intersection with CR 236.**

ENGINEERING

No comment

FIRE PREVENTION

No comment

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR FINAL PLAT #FP-05-2024 filed by River Rock Property Group to combine lots 1, 5, & 6 of Legacy Corner into one lot located along US Route 224 near the intersection with CR 236.**

DISCUSSION

Dan Stone was present on behalf of the application. Like the staff commented, there is a proposal to develop the site across five or six lot lines. The State of Ohio Building Code will not allow buildings to go across property lines, so they have re-platted this to combine the lots into one large lot.

Dan Clinger asked if the lots were always separated. Dan Stone said that they used to be together, but when the IHOP came in, the previous owner wanted additional outlots around the former Lowe's building.

MOTION

Mayor Muryn made motion for **approval of APPLICATION FOR FINAL PLAT #FP-05-2024 filed by River Rock Property Group to combine lots 1, 5, & 6 of Legacy Corner into one lot located along US Route 224 near the intersection with CR 236.**

2nd: Dan Clinger

VOTE: Yay (4) Nay (0) Abstain (0)

2. APPLICATION FOR SITE PLAN REVIEW #SP-12-2024 filed by River Rock Property Group for a new proposed strip mall and associated parking on lots 1, 5, & 6 of Legacy Corner located along US Route 224 near the intersection with CR 236.

CPC STAFF

General Information

This request is at the corner of CR 236 and US Route 224. All three parcels are zoned C-2 General Commercial. It is in a C-2 General Commercial area with R-1 Large Lot Residential to the south. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

This is the site of the former Lowe's.

Staff Analysis

River Rock Property Group is proposing a new strip mall for the site. This would add 76,256 sf of commercial space to the site, split into seven storefronts that would stretch across the south side of the site. This site meets the size and setback requirements for the C-2 zoning district.

Along the south side of the site, it does abut a church, which is zoned residential. They have indicated that they would keep the existing privacy fence to help with screening.

The site plan indicated that they will have 338 parking spaces for the development. The required amount is only 202, so they are above the required amount. On landscaping however, they are short a fair amount. For the foundation plantings, they have only provided 56 shrubs, but are

required 263. In the parking lot, they have only provided 14 landscaped islands when 17 are required. There is a grass area provided near the middle of the site. Staff would invite the applicant to work with HRPC to maximize the landscaping provided on site.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-12-2024 filed by River Rock Property Group for a new proposed strip mall and associated parking on lots 1, 5, & 6 of Legacy Corner located along US Route 224 near the intersection with CR 236 with the following condition:**

- **Work with HRPC to maximize landscaping on site**

ENGINEERING

Access –

Access to the site will be from the two existing drives off of CR236 and the adjoining parking lot. The site plans are not proposing any new curb cuts as part of the project, but will be repaving majority of the area.

Water Service –

The site is proposing a new public waterline to tie into the 20-inch line on CR236 and the existing 8-inch that comes from US224 into the site. The new line will be an 8-inch mainline that provide the domestic and fire service for the proposed buildings. Engineering has a couple of comments on the waterline and the marked-up plans have been sent to the design consultant. On the revised set of plans, please show the waterline easement on the plans as well.

Sanitary Service –

The site is proposing a mainline tap on the sanitary line that is located just north of the site. The sanitary line is assumed to be a private line, in which the sanitary laterals will come off of.

Stormwater Management –

Due to the site reducing the amount of impervious area, storm detention is not required.

MS4 Requirements –

The site is located within the City Limits and the site will disturb more than one (1) acre so the applicant will need to comply with the City of Findlay’s Erosion & Sediment Control Ordinance. A SWPPP Plan was submitted as part of the plans.

Recommendations:

Approval of the Site Plan:

The following permits may be required prior to construction:

- Drive Permit x1 (Waterline Tap)
- Water Taps
- Mainline Taps x2
- Service Connections x7
- Fire Service Connection x1

Sanitary Sewer Tap
Main Line Tap x1
Service Connection x7

FIRE PREVENTION

- Obtain all of the required permits for construction

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR SITE PLAN REVIEW #SP-12-2024 filed by River Rock Property Group for a new proposed strip mall and associated parking on lots 1, 5, & 6 of Legacy Corner located along US Route 224 near the intersection with CR 236 with the following condition:**

- **Work with HRPC to maximize landscaping on site.**

DISCUSSION

Dan Stone continued for the applicant. He said that the landscaping in front of the building wouldn't make a lot of sense because the wall is a majority glass. They've worked to place strategic landscaped islands directly against the large walk in the front of the storefronts. They would work with staff to add additional landscaping. He added that it is difficult to meet the foundation plantings for the code given the large storefronts, but that he had no concerns working with staff on the issue.

Jackie Schroeder asked if he could discuss the drainage for the site. Dan Stone said that there was a large underground stormwater basin installed with the site. It was designed to handle the entire development for stormwater management. At the time, there wasn't a requirement for sediment erosion control. They will add a series of underground sediment treatment facilities that are EPA acceptable. Ms. Schroeder asked if they had been inspected recently. Mr. Stone said he wasn't sure but he imagined that they have since there was a sinkhole about 5 years ago.

Jacob Mercer asked about the landscape square near the north side of the site. Dan Stone said it exists on site currently, but is overgrown. Rather than reconfiguring the site, they worked around it, and could work with staff to add some landscaping to the area.

Bill Bostleman from River Rock Property Group spoke briefly to say that he was excited about the project, and that he appreciated the work of staff and the Planning Commission towards making this project come to fruition. They are about 60-70% capacity with letters of intent, so hopefully they will be able to announce tenants for the site soon.

Erik Adkins asked if they had signage planned for the site. Mr. Bostleman said that they will either do a pylon or monument, whichever is allowed per the code. Mr. Adkins ran through the requirements and said he would work with them on getting the sign permits for the site.

Dallas Paul from the Harmon Group in Toledo spoke next. He represents the ownership of the vacant IHOP building. He was in support of the plans and that they would work on the reciprocal parking agreements. Mayor Muryn asked if they could take care of the giant potholes in their driveway, which Mr. Paul said he would note for the client.

Dan Clinger asked about truck traffic on site. He thought it looked tight. Mr. Stone said that the majority of the truck traffic will enter on the south side of the site, and then loop around the east side to exit after looping back around front of the building. The intent is to bring that traffic back to CR 236 rather than US Route 224.

MOTION

Mayor Muryn made a motion **for approval of APPLICATION FOR SITE PLAN REVIEW #SP-12-2024 filed by River Rock Property Group for a new proposed strip mall and associated parking on lots 1, 5, & 6 of Legacy Corner located along US Route 224 near the intersection with CR 236 with the following condition:**

- **Work with HRPC to maximize landscaping on site.**

2nd: Rob Martin

VOTE: Yay (4) Nay (0) Abstain (0)

4. APPLICATION FOR CONDITIONAL USE #CU-11-2024 filed by David Turk to construct 2 duplexes on lots 24-26 of the Thorpe & Andrew West Park Subdivision located at the northwest corner of Bliss Avenue and Harrison Street

CPC STAFF

General Information

This request is located on the northeast intersection of Bliss Avenue and Harrison Street. To the south, the neighborhood is zoned R-3 Small Lot residential. To the north, it is zoned R-3 Small Lot Residential. This location is not located within the 100-year floodplain. The City of Findlay Land Use Plan designates the area as Single-Family Small Lot.

Parcel History

The site currently has a single-family home but has several lots that are vacant.

Staff Analysis

The applicant has indicated they would subdivide the property into four lots. This would allow the existing single-family house to be on one of the lots. Along Bliss Avenue, they would construct two new duplexes. There would be one vacant lot left, which could be developed in the future. The structure meets the required living space and meets the coverage for the district.

While the duplexes do have garage spaces for parking, they are including a spot in the driveway to meet the required parking. The driveway would not be setback far enough to allow for cars to park in the driveway and maneuver into the garage. The applicant has indicated that they requested a variance from the BZA to park in the required front yard, which staff is supportive.

Staff Recommendation

CPC Staff recommends **approval of APPLICATION FOR CONDITIONAL USE # CU-11-2024 filed by David Turk to construct 2 duplexes on lots 24-26 of the Thorpe & Andrew West Park Subdivision located at the northwest corner of Bliss Avenue and Harrison Street with the following condition:**

- **Receive the required variances from the BZA.**

ENGINEERING

No Comment

FIRE PREVENTION

- Be sure to get all of the proper permits needed to start this business

RECOMMENDATION

Staff recommends **approval of APPLICATION FOR CONDITIONAL USE # CU-11-2024 filed by David Turk to construct 2 duplexes on lots 24-26 of the Thorpe & Andrew West Park Subdivision located at the northwest corner of Bliss Avenue and Harrison Street with the following condition:**

- **Receive the required variances from the BZA.**

DISCUSSION

David Turk was present on behalf of his application. He did not want the property to look like a rental unit, and that he wanted it to be a family friendly rental home that looks good for the neighborhood. Mr. Martin asked him to clarify the number of duplexes. Mr. Turk said that there would be two, with one on each new lot. Mayor Muryn thought they he should consider a different color palette so they aren't identical right next to each other. Mr. Turk said that he could make that work.

Mr. Clinger asked if the driveway is large enough to park a car without blocking the sidewalk. Mr. Turk confirmed that they could. He added that the garage spaces were ten feet deep, which would accommodate one car, but that they could fit the second car in the driveway.

Jackie Schroeder asked if Mr. Kalb could discuss the curb and gutter projects in the area. Mr. Kalb said for future projects in this area, we were actually looking a little bit to the east to extend on what was already kind of planned out for building. What that will do is that's extension of the trunk line that will eventually get us over to that point. The city are a couple projects out before they run anything down Harrison Drive. We have a trunk line that extends on that is kind of built for that section. We would have to do analysis on everything to the west of that to see. They would determine if another trunk line is needed. For drainage in that area, there is some on Carlin and stuff like that with that being curb and gutter. There's a small amount in there, but as of the whole area as we've had in previous meetings. There it's not fully storm sewer through there.

Kim Meador, 1895 Jessica Drive, spoke on the project. She remembers that there used to be a moratorium on duplexes and apartments in the area due to the amount of traffic and density in the area. She thought that this project would add to the problems in the area, given the flooding issues. She was confused why it was getting rezoned. Mayor Muryn clarified that it is not rezoning, but it is a conditional use. This is a type of use that needs reviewed before they can get approval. Ms. Meador said she liked the designs, but just wished it was coming after all the public improvements were installed for the area.

Mr. Wayne Breitigam, a West Park resident for 65 years, spoke next. He thought that the infrastructure is way below other neighborhoods in the city. He thinks that this neighborhood can't handle more housing until after infrastructure is installed.

Dan Clinger asked if Mr. Kalb could speak on the drainage in the area. Mr. Kalb said it was tough because each storm is different and they can't anticipate everything that will flood during certain storm events. He noted that this neighborhood has flooding in the backyards, but it's just hard to anticipate where things will flood. Mr. Clinger asked where storm sewers are in the area. Mr. Kalb said that there is on Bliss, Carlin, and Harrison a bit. He said basically any street with a curb has it, but it is sporadic.

Mayor Muryn said she understood the frustrations from the neighborhood, the City has invested the most amount of infrastructure into this neighborhood compared to all the neighborhood in the city. While she would prefer to see single family dwellings, duplexes also make sense for this site.

Kim Boudrie, the neighbor across Harrison Avenue, spoke next. She highlighted that she has awful flooding in front of her house and in her backyard. She thought that perhaps if Mr. Turk wanted to request a variance, he should reconfigure the site to avoid it. She has concerns about her property value if the project were to be approved. Erik Adkins explained what the variance request was for the parking to be in the driveway, which is part of the required front yard. He thought the wording was confusing since it said yard. Mr. Cordonnier added he didn't like the way the rule read and thought that it would be sufficient to get the cars away from the sidewalk.

Jackie Magee, 1621 Byal Avenue, spoke next. She noted that a lot of older units were constructed without paved parking, and she didn't want parking to be in the front area. Mayor Muryn said that the code has changed over the years, so it's likely they were built prior to having a rule to require paving parking areas.

The Commission members spoke to say that while they appreciate the concerns of the neighborhood, they thought the site made sense for construction of duplexes. Ms. Schroeder added that this was in a stretch with curb, which makes it a better fit. Mr. Martin added that it's a balance, and is looking forward to the City working to increase the amount of infrastructure in the area in the future to help address these concerns.

MOTION

Rob Martin made a motion to approve **APPLICATION FOR CONDITIONAL USE #CU-11-2024** filed by David Turk to construct 2 duplexes on lots 24-26 of the Thorpe & Andrew West Park Subdivision located at the northwest corner of Bliss Avenue and Harrison Street

- Receive the variance from the BZA for parking in the required front yard setback
- Get proper permits for construction

2nd: Mayor Muryn

VOTE: Yay (4) Nay (0) Abstain (0)

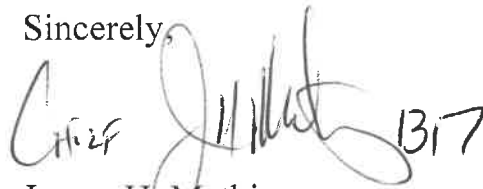
There being no further business, Mayor Muryn adjourned the meeting.

September 5, 2024

Honorable Council:

Attached are the Findlay Police Department activity stats
for August 2024.

Sincerely,

 Chief 11/11/24 1317

James H. Mathias
Chief of Police

Findlay Fire Department
Monthly Activities Report - 2024
 Submitted By: Joshua S. Eberle, Fire Chief

Fire Statistics	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Fires	5	7	8	10	2	5	4	5				
Assist Other Agency	127	102	125	88	127	101	109	169				
Emergency Medical Service (EMS)	10	9	10	7	8	7	8	11				
Car Accidents	15	17	22	18	27	20	20	25				
Rescues (Extrication, Water, Elevator)		1	1	2	6	1	1	4				
Hazmat	18	14	11	18	8	7	15	12				
Good Intent	10	13	12	4	19	5	4	5				
Burning Complaints	2	10	5	6	9	9	3	6				
False Alarms	41	32	23	31	46	31	32	56				
Totals	228	205	217	184	252	186	196	293	0	0	0	0

Runs by District												
Station 1 - (South Main St)	62	55	53	74	78	61	59	99				
Station 2 - (North Main St)	79	75	69	47	63	46	59	74				
Station 3 - (Tiffin Ave)	38	33	43	33	59	41	34	50				
Station 4 - (CR 236)	47	42	52	30	52	38	44	70				
Totals	226	205	217	184	252	186	196	293	0	0	0	0

Fire Prevention Bureau

Construction												
Code Interpretations	4	3	4	1	4	4	3	2				
Inspections	7	14	2	5	15	1	13	2				
Plan Reviews	21	2	13	4	6	10	15	6				
System Acceptance Tests	4	9		3	10	5	2	6				
Totals	36	28	19	13	35	20	33	16	0	0	0	0

Existing Structure - Additions												
Code Interpretations	7	6	8	10	9	4	7	6				
Inspections	5	6	3	3	3	3	7	6				
Plan Reviews	9	6	12	9	11	27	15	9				
System Acceptance Tests	12	2	8	10	9	5	9	5				
Totals	33	20	31	32	32	39	38	26	0	0	0	0

Fire Investigations	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Cause and Determination												
Accidental	1	1	1	1			1					
Undetermined	1		1					2				
Incendiary							1					
Fire Investigation Activities												
Follow-up	4	5	5	8	4	1	6	4				
Interviews												
Assists												
Totals	6	6	7	9	4	1	8	6	0	0	0	0

Inspections												
Assembly	7	17	11	6	5	7	6	7				
Business	14	27	23	20		20	8	14				
Education K-12				1				1				
Education Pre-School	2		2	2			84	2				
Factory		1	4	4	7			1				
Mercantile		29	12	5	7	2	3	10				
Hazardous / Fireworks												
Institutional	1											
Mercantile	21		17									
Residential	4	21	3	9	6	2	14	17				
Adoption / Foster Care		1	3	1	2							
Pre-Fire Plan	10	30	23	7	7	20		73				
Storage		3	5	1	2		1					
Utility Mobile Food Vendors					1		1	59				
Utility Outbuildings			1					17				
Vacant Structures	2	2					1	3				
Totals	61	131	104	56	37	51	118	204	0	0	0	0

Prevention												
Code Interpretations	5	7	4	5	1	6	10	5				
Complaints	1	4	7	2	4		7	2				
Fireworks Exhibitions / Events	1			1		5	3	1				
Knox Box Consults/Maint.	4		2	5	3	4	4	2				
Other			1	1								
Fire Plan Updates					2							
Pre-Fire Plan		2		7		21						
Property Research	3	7	5	2	6	5	5	4				
Safety Presentations	3	2	2	1		3	3					
Re-inspections	51	88	102	93	28	37	32	42				
Background Checks			1	4		2	1					
Totals	68	110	124	121	44	83	65	56	0	0	0	0

Public Presentations												
Station Tours												
Truck Visits												
Meetings Attended	9	7	8	4	12	5	3	8				
School / Seminars Attended	1	5	1	1	1	1	4	2				
Birthday Parade / Drive-by												
Smoke Detector Install Visits												
Safety Presentations					9			3				
Totals	10	12	9	5	13	6	7	10	0	0	0	0



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

Monday, September 09, 2024

The Honorable Council
Findlay, Ohio

Council Members,

A set of summary financial reports for the prior month follows including:

Summary of Year-To-Date Information as of August 31, 2024
Open Projects Report as of August 31, 2024
Cash & Investments as of August 31, 2024
Financial Snapshot as of August 31, 2024

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Jim Staschiak II", is written over a light blue circular stamp.

Jim Staschiak II
City Auditor

SNAPSHOT Revenues/Expenditures & Key Balances Snapshot PROJECTED:

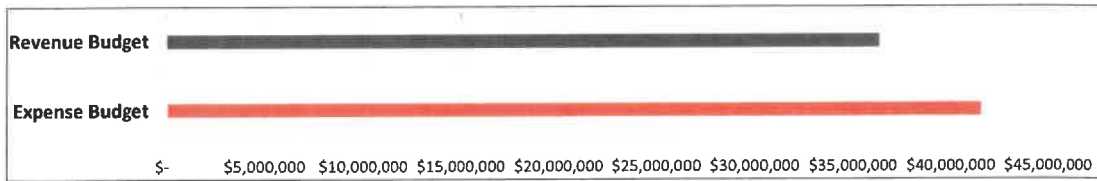
8/31/2024

GENERAL FUND REVENUES & EXPENSES

Prior Year Ending Cash Balance – Unappropriated		\$	30,547,996
Revenue and Receipts Projection General Fund	\$	36,376,017	
Expenses Appropriated General Fund <i>(assumes \$0.00 returned by departments)</i>	\$	41,570,174	

BUDGETED OPERATIONAL SURPLUS/(DEFICIT) **(5,194,157)**

BUDGETED UNENCUMBERED YEAR END GENERAL FUND BALANCE **\$ 25,353,840**



MONITORING INTANGIBLE / ANTICIPATED ITEMS

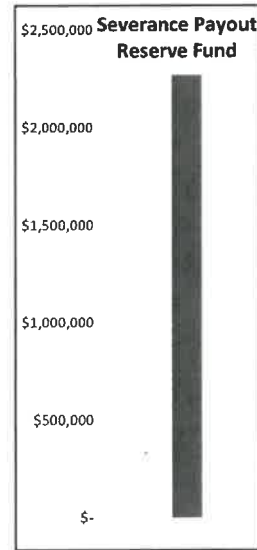
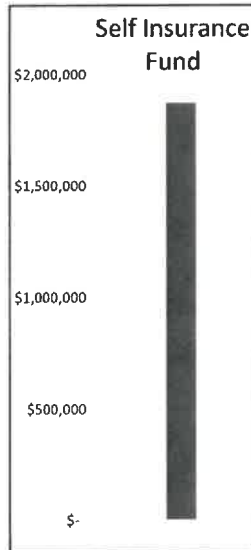
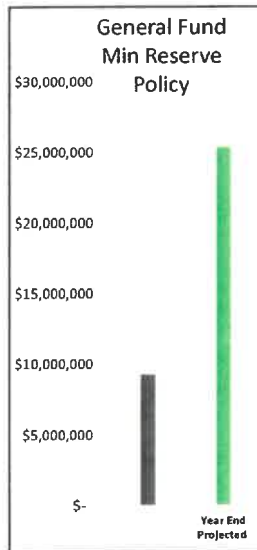
POSSIBLE

LIKELY

- Revenue Differential + / (-)
- Expense Differential + / (-)
- Additional Capital Improvements Plan General Fund Dollars
- Fund Subsidies + / (-)

FINANCIAL POLICY AMOUNTS

			Year End Projected	Over/(Short)
Minimum Reserve Balance General Fund	\$	9,311,758	\$ 25,353,840	\$16,042,082
General Fund Rainy Day Reserve Account <i>(to be adjusted in February)</i>			\$ 2,096,404	
Self Insurance Fund			\$ 1,873,429	
Severance Payout Reserve Fund & Potential Retirements			\$ 2,271,198	



CITY OF FINDLAY
CASH & INVESTMENTS AS OF AUGUST 31, 2024

<u>AMOUNT</u>	<u>DESCRIPTION AND COUPON RATE</u>	<u>BANK/FIRM</u>
\$ 1,964,000.00	STAR OHIO @ 5.420%	
134,104.26	STAR OHIO @ 5.420%	
51,003,500.00	STAR OHIO @ 5.420%	
1,692,076.75	STAR OHIO @ 5.420%	
30,505,000.00	SAVINGS ACCOUNT	FIFTH THIRD BANK
995,234.38	US TREASURY @ 4.250% COUPON	HUNTINGTON SECURITIES
245,000.00	CERTIFICATE OF DEPOSIT @ 4.290%	PREMIER BANK
245,000.00	CERTIFICATE OF DEPOSIT @ 5.000%	WATERFORD BANK
953,568.75	US TREASURY @ 5.090% COUPON	HUNTINGTON SECURITIES
1,497,885.00	FFCB @ 4.75% COUPON	FIFTH THIRD SECURITIES
988,500.00	FHLB @ 4.100% COUPON	KEYBANC CAPITAL
993,710.94	US TREASURY @ 4.500% COUPON	PNC BANK
974,065.00	US TREASURY @ 5.340% COUPON	HUNTINGTON SECURITIES
962,019.33	US TREASURY @ 5.190% COUPON	HUNTINGTON SECURITIES
951,440.00	US TREASURY @ 5.110% COUPON	HUNTINGTON SECURITIES
995,976.56	US TREASURY @ 4.625% COUPON	FIFTH THIRD SECURITIES
992,460.00	US TREASURY @ 4.500% COUPON	KEYBANC CAPITAL
982,265.63	US TREASURY @ 3.875% COUPON	FIFTH THIRD SECURITIES
998,750.00	US TREASURY @ 5.000% COUPON	FIFTH THIRD SECURITIES
984,609.38	US TREASURY @ 4.000% COUPON	FIFTH THIRD SECURITIES
978,906.25	US TREASURY @ 3.750% COUPON	FIFTH THIRD SECURITIES
980,078.13	US TREASURY @ 3.500% COUPON	FIFTH THIRD SECURITIES
993,300.00	US TREASURY @ 4.125% COUPON	KEYBANC CAPITAL
974,630.00	US TREASURY @ 1.750% COUPON	KEYBANC CAPITAL
978,580.00	US TREASURY @ 2.875% COUPON	KEYBANC CAPITAL
<hr/>		
\$ 103,964,660.36	INVESTMENT TOTAL	
791,253.59	5/3 BANK ACCOUNT BALANCE	
37,531.08	ACCRUED INVESTMENT INTEREST	
<hr/>		
\$ 104,793,445.03	TOTAL CASH & INVESTMENTS	

UNAPPROPRIATED FUND BALANCES (CURRENT CASH BALANCES ON REVERSE)

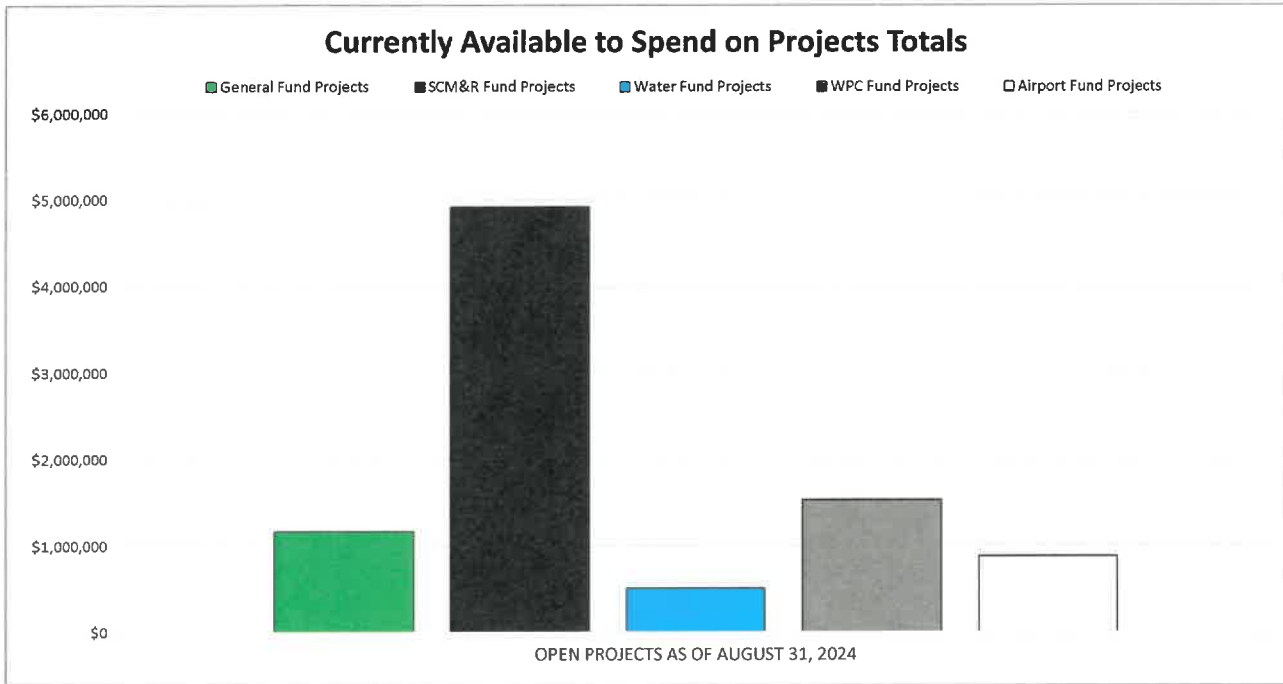
GENERAL	\$ 25,354,840
SCM&R	1,285,981
SCM&R HIWAY	411,509
SEVERANCE PAYOUT RESERVE	2,271,198
ARPA	63,402
AIRPORT	288,239
WATER	5,661,516
SEWER	14,420,662
STORMWATER	1,938,034
PARKING	37,019
CIT ADMINISTRATION	895,794
CIT CAPITAL IMPROVEMENT	4,357,116
CIT FLOOD MITIGATION	2,460,000

CITY OF FINDLAY

BREAKDOWN OF TOTAL CASH & INVESTMENTS BY FUND AS OF AUGUST 31, 2024

\$ 34,262,314.51	General Fund
2,096,403.85	General Fund Restricted Rainy Day
5,337,922.27	General Fund Projects
1,922,497.88	SCM&R Fund
3,218,051.94	SCM&R Fund Projects
-	County Permissive License Fund
423,145.43	State Highway Fund
934.39	Law Enforcement Trust Fund
1,694.03	Drug Law Enforcement Trust Fund
372,950.61	ID Alcohol Treatment Fund
134,698.12	Opioid Abatement Fund
74,959.66	Enforcement & Education Fund
1,115,294.34	Court Special Projects Fund
185,191.17	Court Computerization Fund
2,109.56	METRICH Drug Law Enforcement Trust Fund
190,418.73	Alcohol Monitoring Fund
201,284.54	Mediation Fund
99,558.26	Electronic Imaging Fund
1,285.97	Legal Research Fund
2,407,141.24	Severance Payout Fund
63,402.31	ARPA Fund
94,040.06	Debt Service Fund
39,565.26	CR 236 TIF Fund
1,206,686.10	Municipal Court Improvement Fund
798,145.54	Airport Fund
749,453.11	Airport Fund Projects
8,534,238.85	Water Fund
938,167.97	Water Fund Restricted
4,559,947.12	Water Fund Projects
13,880,783.79	Sewer Fund
5,221,695.75	Sewer Fund Restricted
2,694,334.96	Sewer Fund Projects
60,231.29	Parking Fund
-	Parking Fund Projects
108,091.23	Swimming Pool Fund
35,337.53	Internal Service Central Stores Fund
-	Internal Service Workers Comp Fund
2,045,152.94	Internal Service Self Insurance Fund
3,485,704.64	CIT Fund
2,744,025.67	CIT Fund- Restricted Capital Improvements
2,460,000.00	CIT Fund - Restricted Flood Mitigation
350,898.88	Police Pension Fund
350,898.88	Fire Pension Fund
74,700.09	Unclaimed Monies Fund
272,630.03	Tax Collection Agency Fund
1,751,788.48	Cemetery Trust Fund
172,576.95	Private Trust Fund
53,044.84	Guaranteed Deposits
-	Special Assessments Pavements Fund
46.26	Special Assessments Sidewalks Fund
-	Special Assessments Sidewalks Fund Projects
-	Special Assessments Storm Fund
\$ 104,793,445.03	TOTAL CASH & INVESTMENTS

CITY OF FINDLAY OPEN PROJECTS AS OF AUGUST 31, 2024



PROJECT NUMBER	PROJECT NAME	TOTAL	TOTAL	TOTAL	CURRENTLY
		APPROPRIATED	EXPENSED	PENDING	AVAILABLE
		INCEPTION TO DATE	INCEPTION TO DATE	PURCHASE ORDERS	TO SPEND
31912000	PARKER TRAINING/RESTROOM REMODEL	322,559	280,820	1,481	40,258
31912500	TRAFFIC/FABRICATION SHOP	97,750	97,134	360	256
31912800	TYLER EXECUTIME IMPLEMENTATION	150,000	134,464	15,537	-
31913700	DOWNTOWN RECREATION AREA	1,605,775	475,195	890,580	240,000
31920700	22 ORC REQUIRED PD TRAINING	24,203	23,226	-	977
31920800	ENG/ZONING FILE SCANNING	127,000	76,066	5,892	45,042
31921900	SECURITY CAMERAS	91,130	88,370	1,171	1,589
31922200	2022 GIS FUNCTIONALITY GROWTH	80,000	48,650	29,308	2,042
31922400	MUNI BLDG BATHROOM UPGRADES	50,000	17,662	-	32,338
31923000	CUBE BLDG GENERATOR	205,250	87,947	39,890	77,413
31924500	PARK/AIR RESTROOM CDBG	222,000	188,902	33,072	26
31924800	MLK MURAL	15,000	-	-	15,000
31925000	CITY ADA TRANSITIONAL PLAN	300,000	173,790	125,010	1,200
31925100	CITY RESTROOM ACCESSIBILITY	45,000	17,800	-	27,200
31925600	TREE PLANTING	100,000	18,960	3,022	78,018
31925800	DEMOLITION PROGRAM	400,000	120,000	-	280,000
31931200	EMORY FT FINDLAY PLAY UPGRADE	620,000	103,552	115,306	401,141
31931800	RESERVOIR DOCKS	70,000	-	67,887	2,113
31931900	GREENWAY TRAIL P3	285,000	220,021	50,829	14,150
31932100	DARK DISPATCH UPGRADES	20,000	13,317	2,927	3,756
31932200	REMOTE OFFICES DOOR LOCKS	75,000	19,128	50,000	5,872
31932400	REPLACE BACKUP SERVER/NETWORK	45,000	34,357	-	10,643
31932600	2024 ARPA POLICE VEHICLES	322,500	313,589	6,578	2,333

PROJECT NUMBER	PROJECT NAME	TOTAL	TOTAL	TOTAL	CURRENTLY
		APPROPRIATED	EXPENSED	PENDING	AVAILABLE
		INCEPTION TO DATE	INCEPTION TO DATE	PURCHASE ORDERS	TO SPEND
31932700	2023 SIDEWALK IMPROVEMENTS	40,000	35,000	-	5,000
31933300	RAWSON/SWALE RESTROOM RECON	1,066,400	636,162	429,725	514
31933400	RAWSON PARK TENNIS COURTS	45,000	44,734	-	266
31933900	FFD PUCO HAZMAT TRAINING GRANT	23,500	23,500	-	-
31934000	SOLAR ECLIPSE 2024	20,000	16,700	-	3,300
31934300	BULK TRASH & TIRE DROPOFF (ARPA)	20,000	18,617	1,383	-
31934600	BROAD AVENUE BIKE PATH	150,000	1,042	8,958	140,000
31940600	2024 ORC REQUIRED PD TRAINING	80,484	-	-	80,484
31941100	RIVERSIDE PARK TOY/SURFACE	210,000	131,903	39,395	38,702
31941200	WEST PARK TOY	30,000	-	20,838	9,162
31941600	DISASTER SIREN	259,727	-	259,543	184
31941700	KIDDIE CORRAL	60,000	-	-	60,000
31942000	SEATING/DRAINING AT DIAMONDS	35,000	-	-	35,000
31942100	KIDDIE CORRAL BBALL COURT	20,000	-	-	20,000
31942300	RAWSON/COOPER LIGHTS UPGRADE	120,000	-	72,765	47,235
31942600	SUTPHEN FIRE TRUCK PURCH 2024	1,600,000	-	1,501,302	98,698
31943600	50 NORTH RLF	165,000	-	-	165,000
31943800	COMP SERV OFFICE RENOVATIONS	65,000	-	-	65,000
31943900	POLICE PROP & RECORDS REMODEL	24,000	-	-	24,000
31944300	PD QUICK RESPONSE GRANT FY202	50,000	-	-	50,000
31944400	FEMA FY2023 AFG FFD TRAINING	152,575	-	-	152,575
31948200	OHIO 629 - MARATHON	250,000	24,026	10,000	215,974
31955300	ROWMARK 629 ROADWORK	100,000	1,516	-	98,484
31966800	2017 ORC PD REQUIRED TRAINING	39,556	31,225	7,614	717
31977900	PUBLIC SAFETY SOFTWARE SYSTEM	731,770	729,301	2,086	383
31993800	RVR GREENTRAIL TO RIVERBEND	3,274,509	3,243,094	-	31,415
GENERAL FUND PROJECTS		13,905,688	7,489,770	3,792,457	2,623,460
32542300	OIL DITCH CLEANING	170,000	-	-	170,000
32549500	HOWARD RUN DITCH CLEANING	6,000	-	-	6,000
32811100	I75/CR99 INTERCHANGE PID10237	420,000	420,000	-	-
32821400	HAN-INTERSTATE & FHS TRAILS	201,000	165,223	24,917	10,860
32830300	2023 STREET PREV MAINT	625,000	611,037	2,087	11,876
32831600	S WEST/MAIN CROSS INTERSECTION	175,000	56,580	94,116	24,304
32833800	ODOT FY24 BIGELOW RESURFACING	876,288	638,001	-	238,287
32840100	24 STREET RESURFACING/CURB	1,868,000	1,352,445	510,238	5,316
32840200	HAN US68/SR15 INTERCHANGE	575,000	538,317	-	36,683
32841900	FFD #1 SIGNAL REPLACEMENT	60,000	-	20,084	39,916
32842400	S MAIN/FRONT SIGNAL	75,000	-	51,220	23,780
32852700	W SANDUSKY/WESTERN AVENUE	190,000	114,269	3,142	72,589
32864600	CR212/CR236 WIDENING	3,667,500	228,549	22,952	3,415,999
32876000	BLANCHARD/LINCOLN BIKE LANE	3,471,500	2,605,850	2,257	863,394
SCM&R FUND PROJECTS		12,380,288	6,730,271	731,013	4,919,004

PROJECT NUMBER	PROJECT NAME	TOTAL APPROPRIATED INCEPTION TO DATE	TOTAL EXPENSED INCEPTION TO DATE	TOTAL PENDING PURCHASE ORDERS	CURRENTLY AVAILABLE TO SPEND
35222100	TERMINAL BLDG MOVE/REHAB	126,000	120,869	2,718	2,413
35224000	AIP-33 NORTH APRON REHAB CONS	2,423,995	2,153,460	76,193	194,342
35225200	AIP-35	505,671	233,219	72,366	200,086
35231700	AIRPORT FUEL FARM REPAIRS	100,000	56,500	-	43,500
35232300	AIRPORT SNOW REMOVAL EQUIP BLDG	250,000	18,661	13,970	217,369
35234200	AIP-34	323,000	141,580	175,220	6,200
35234500	RUNWAY 7/25 NAV-AID REHAB	450,980	21,618	402,506	26,856
35241000	AIRPORT SHOP ROOF REPLACEMENT	20,000	14,280	-	5,720
35241800	A-ROW HANGAR ROOF REPLACE	63,000	41,030	-	21,970
35242200	A1 HANGAR DOOR	100,000	-	-	100,000
35242900	RUN 7/25 REHAB CONSTRUCTION	1,000	429	-	571
35243500	AIRPORT MASTER PLAN	1,000	-	-	1,000
35243700	AIRPORT C-ROW PAVEMENT REHAB	60,000	-	-	60,000
AIRPORT FUND PROJECTS		4,424,646	2,801,647	742,973	880,027
35512100	WASHINGTON AVE STORM UPGRADE	690,000	20,169	9,400	660,431
35512700	FLOOD PLAIN/STMWTR REGS UPGRADE	15,000	-	6,715	8,285
35611600	SPRINGLAKE SANITARY UPGRADE	625,000	550,430	24,850	49,720
35626200	CSO LTC PLAN AMENDMENT 22	390,000	380,175	5,000	4,825
35630100	WPC AUTOMATIC TRANSFER SWITCH	300,000	221,979	33,450	44,571
35631500	PROJECT HAT TRICK	4,400,000	1,424,166	2,422,633	553,201
35633600	2023 ANNUAL SEWER & MANHOLE	702,000	566,779	96,302	38,919
35641300	24 MANHOLE ADJUST PROGRAM	100,000	-	10,390	89,610
35642500	WEST PARK SEPTIC REMOVAL	276,000	271	230,620	45,109
35643100	SARATOGA/WINDSOR SAN MANHOLE	25,000	-	-	25,000
35644000	5TH ST ALLEY SAN SEWER REPLACEMENT	115,000	-	102,882	12,118
SEWER FUND PROJECTS		7,638,000	3,163,969	2,942,242	1,531,789
35723800	SMALL WATERLINE UPGRADES	986,600	467,953	495,736	22,912
35725300	WTP GENERATOR	1,723,000	6,628	1,703,084	13,288
35732500	23 BILLING/DIST ROOF REPLACE	155,000	69,292	85,677	31
35732900	EAST ST W/L REPAIR	2,000	-	-	2,000
35740300	HEMPHILL W/L REPLACEMENT	3,200	460	1,700	1,040
35740400	S WEST ST W/L REPLACEMENT	2,000	-	2,000	-
35740500	BLANCHARD ST WATERLINE PH 2	978,200	487,236	462,572	28,392
35740800	WTP ROOF REPLACEMENT 2024	491,000	-	336,759	154,241
35742800	DRINKING WATER	3,712	-	-	3,712
35781800	WTP SCADA SYSTEM UPGRADES	585,600	540,850	26,865	17,885
35782800	RESERVOIR TRANSFER LINE REHAB	1,957,881	659,013	1,268,155	30,714
35783300	WATER METER SYSTEM REPLACE	4,723,622	3,681,419	853,350	188,853
35790800	WTP CO2 TANKS REPLACEMENT	1,250,000	289,731	912,433	47,835
WATER FUND PROJECTS		12,861,815	6,202,581	6,148,331	510,903

<u>PROJECT</u>		<u>TOTAL</u>	<u>TOTAL</u>	<u>TOTAL</u>	<u>CURRENTLY</u>
<u>NUMBER</u>	<u>PROJECT NAME</u>	<u>APPROPRIATED</u>	<u>EXPENSED</u>	<u>PENDING</u>	<u>AVAILABLE</u>
		<u>INCEPTION TO DATE</u>	<u>INCEPTION TO DATE</u>	<u>PURCHASE ORDERS</u>	<u>TO SPEND</u>

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CITY OF FINDLAY
SUMMARY OF YEAR-TO-DATE INFORMATION AS OF AUGUST 31, 2024

	EXPENDITURE BUDGET	Y-T-D EXPENSED	Y-T-D %	ANNUAL REVENUE BUDGET	Y-T-D RECEIVED	Y-T-D %
COUNCIL	272,553	359,349	131.8%	2,500	1,041	41.6%
MAYOR'S OFFICE	448,411	265,439	59.2%	4,228	5,325	125.9%
AUDITOR'S OFFICE	985,566	546,979	55.5%	553,298	603	0.1%
TREASURER'S OFFICE	34,363	26,955	78.4%	-	-	0.0%
LAW DIRECTOR	937,606	566,716	60.4%	140,900	103,071	73.2%
MUNICIPAL COURT	2,958,774	1,710,439	57.8%	1,411,800	1,189,988	84.3%
CIVIL SERVICE OFFICE	147,711	70,768	47.9%	30,000	7,193	100.0%
PLANNING & ZONING	158,262	158,012	99.8%	-	-	0.0%
COMPUTER SERVICES	725,536	410,520	56.6%	715,718	717,652	100.3%
GENERAL EXPENSE	5,738,115	4,312,846	75.2%	-	-	0.0%
GENERAL REVENUE	-	-	0.0%	29,036,633	23,273,046	80.2%
POLICE DEPARTMENT	10,158,258	6,441,754	63.4%	618,345	334,397	54.1%
DISASTER SERVICES	63,844	49,579	77.7%	-	-	0.0%
FIRE DEPARTMENT	9,377,619	5,891,769	62.8%	387,807	113,421	29.2%
DISPATCH CENTER	1,424,988	871,711	61.2%	30,000	31,427	0.0%
HUMAN RESOURCES	221,526	125,072	56.5%	-	-	0.0%
SERVICE DIRECTOR	375,250	165,893	44.2%	-	-	0.0%
ENGINEERING OFFICE	972,128	589,837	60.7%	244,500	114,649	46.9%
PUBLIC BUILDING	821,817	290,075	35.3%	-	130	0.0%
ZONING	411,867	193,065	46.9%	70,000	48,888	69.8%
PARK MAINTENANCE	1,660,856	1,004,597	60.5%	144,638	41,584	28.8%
RESERVOIR RECREATION	20,311	4,248	20.9%	-	-	0.0%
RECREATION FUNCTIONS	1,387,060	781,194	56.3%	1,137,388	705,143	62.0%
CEMETERY DEPARTMENT	671,528	367,700	54.8%	209,600	82,952	39.6%
TOTAL GENERAL FUND	39,973,949	25,204,518	63.1%	34,737,355	26,770,510	77.1%

CONTINUED ON REVERSE

	EXPENDITURE BUDGET	Y-T-D EXPENSED	Y-T-D %	ANNUAL REVENUE BUDGET	Y-T-D RECEIVED	Y-T-D %
SCM&R STREETS	4,431,432	2,649,854	59.8%	3,983,701	3,032,576	76.1%
TRAFFIC-SIGNALS	719,778	407,210	56.6%	170,000	174,237	0.0%
TOTAL SCM&R FUND	5,151,210	3,057,064	59.3%	4,153,701	3,206,813	77.2%
SCM&R HIWAYS	196,095	124,151	63.3%	206,020	141,779	68.8%
TOTAL SCM&R HIWAYS FUND	196,095	124,151	63.3%	206,020	141,779	68.8%
AIRPORT OPERATIONS	1,530,456	889,635	58.1%	1,402,062	1,289,861	92.0%
TOTAL AIRPORT FUND	1,530,456	889,635	58.1%	1,402,062	1,289,861	92.0%
WATER TREATMENT	5,173,264	2,388,177	46.2%	44,258	50,854	114.9%
WATER DISTRIBUTION	2,926,787	1,391,206	47.5%	79,200	111,090	140.3%
UTILITY BILLING	1,961,183	922,292	47.0%	12,331,546	8,036,175	65.2%
SUPPLY RESERVOIR	1,520,179	264,875	17.4%	23,126	5,734	24.8%
TOTAL WATER FUND	11,581,413	4,966,549	42.9%	12,478,130	8,203,853	65.7%
SANITARY SEWER MAINT	1,952,970	1,312,643	67.2%	1,000	1,998	199.8%
STORMWATER MAINT	320,506	147,565	46.0%	800,800	536,531	67.0%
WATER POLLUTION CONTROL	3,990,393	2,447,728	61.3%	9,545,983	6,642,495	69.6%
TOTAL SEWER FUND	6,263,869	3,907,936	62.4%	10,347,783	7,181,023	69.4%
PARKING	120,589	73,365	60.8%	95,781	68,951	72.0%
TOTAL PARKING FUND	120,589	73,365	60.8%	95,781	68,951	72.0%
SWIMMING POOL	185,265	76,370	41.2%	170,097	170,126	100.0%
TOTAL SWIMMING POOL FUND	185,265	76,370	41.2%	170,097	170,126	100.0%
CIT ADMINISTRATION	24,772,646	18,104,731	73.1%	29,381,000	24,153,922	82.2%
TOTAL CIT FUND	24,772,646	18,104,731	73.1%	29,381,000	24,153,922	82.2%



FINDLAY TREASURER'S OFFICE

318 Dorey Plaza, Room 313
Findlay, OHIO 45840-3346
Telephone: 419-424-7106
Fax: 419-424-7866

Treasurer's Reconciliation for August 31, 2024

Susan Jo Hite • Findlay City Treasurer

TREASURER


Fifth Third Initial Balance	4,617,828.44
- Withdrawals ()	(11,003,179.68)
+ Deposits	8,547,277.67
	<u>2,161,926.43</u>
(-Outstanding Checks)	(1,370,681.59)
Deposit in Transit	55.00
Deposit in Transit	1.00
Deposit in Transit	160.00
Pending Correction	(20.00)
Pending Correction	(187.25)

<u>Treasurer's Checking Bal</u>	<u>791,253.59</u>
Investment Principal	103,964,660.36
Accrued Interest	37,531.08
Treasurer's Total Cash and Investments	104,793,445.03

AUDITOR

Auditor's Checking Bal	791,253.59
Auditor's Total Cash and Investments	104,793,445.03

Respectfully submitted,


Susan Jo Hite
Treasurer

INCOME TAX BOARD

City of Findlay

May 1, 2024

MINUTES

ATTENDANCE

Members Present: Mayor Christina Muryn, Don Rasmussen, Susan Hite, Jim Staschiak II, Jeff Wobser.

Staff Present: Mary Price and Kathy Launder.

Guests Present: Holly Frische, 1st Ward Councilperson

APPROVAL OF MINUTES

Motion to approve minutes of the February 8, 2024, meeting as presented, by Auditor Staschiak, second by Treasurer Hite. Motion passed 5-0.

OLD BUSINESS

Minutes: Auditor Staschiak asked that we do a check to make sure all minutes have been submitted to Council as passed, not drafts.

Online filing: Price reported that online tax filing portal was heavily utilized the weekend prior to April 15 and the weekend of April 15. There were 850 returns filed on the efile portal this year. The online filing portal went live in March 2024. Price stated that the goal was to have 500 returns filed online. Auditor Staschiak asked if CPA firms filed electronically for their clients. Price stated that none have. Auditor Staschiak asked if we would have the authority to make professional organizations file returns electronically. He further stated it's something we should explore in the future only if its operationally beneficial for the Income Tax Department. Councilman Wobser stated that he gave positive feedback with a few tweaks suggested for better service.

Monitor Tax Collections: Auditor Staschiak asked Price how the Income Tax Department is monitoring tax receipts or change of tax receipts of all companies/employees in City of Findlay who may or may not be paying income taxes. Price stated that the majority of entities in Findlay are required to file monthly so any change would be noticed immediately month to month. Auditor Staschiak stated that we need to have reporting to Income Tax Board of unclaimed income tax W2 income filed and track it on an annual/quarterly/monthly basis. Thinks we need to start tracking if there is a lot more money that is unclaimed in the W2 reporting at the end of the year. Auditor Staschiak stated that we need to be monitoring unrequested W2, where they don't request a refund, track whether or not the City has people who don't have documentation, allowing them to collect that income tax to come back to them. If we see an uptick in uncollected or unfiled W2 income that could be an indicator of more illegals in the community. Mayor Muryn stated that what would be most beneficial is to have Price look into what you are trying to achieve and then come back to the Board with a recommendation on the best way to achieve it.

NEW BUSINESS

Year-To-Date Collections: Price reported that year-to-date collections were down 1.495% from last year. Price stated that we had a solid April, just not as good as 2023. She was pleasantly surprised at business first quarter estimates. Moving forward should have enough information to make some year end projections.

Collections, Estimates, Delinquencies: Price reported that there was an increase in March and April past due collections compared to January and February due to regular invoicing with new software. It was cumbersome with the old software to send out regular statements and balance due. Past due collections should be more consistent moving forward. Mayor Muryn inquired how it is working with Ohio Attorney General for legal services. Price stated that especially filing season and ability to offset state and federal refunds to pay these past due balances, it has affected the past due collections as well as less of a need to file wage garnishments. It saves the taxpayer money and City Income Tax staff time to send it to the State Attorney General's office to collect. This is one of the reasons why the wage garnishment number is down for 2024. The Ohio Attorney General's Office only charges a 10% fee. To file a wage garnishment with Findlay Municipal Court is a fee of \$110 which is then assessed back to taxpayer. Ohio Attorney General's Office has been doing well for us.

Legal Actions in Process and Contemplated: Law Director Rasmussen stated there is nothing to report.

Village Service Fees: Mayor Muryn stated that per the Board's previous conversation Price put together some scenarios for village collection service fees for discussion.

Auditor Staschiak made a point of order. He stated that per the City Ordinances, it is the Board that shall make the review of ordinances rules and regulations and make recommendations as needed. He stated that the Board hasn't had a chance to talk about the approach. Also respectful of time needed to give villages notice.

Motion that we choose to charge 3% of gross collections off the top for all collections outside of City of Findlay, by Auditor Staschiak, second by Treasurer Hite.

Discussion:

Mayor Muryn asked Auditor Staschiak to provide context on his motion. Auditor Staschiak stated it is not in the interest of the Board or respectful of the taxpayers for the City of Findlay to be doing it for one dime less than any of the professional collection fee, such as RITA, would be doing it for around the state. Appreciates the fact that we have neighbors, but we don't serve the neighbors, we serve Findlay. Based on gross amount of collections, it's a nominal amount of money. He further stated the benefit of shared data is significantly lower than it was. With the additional risk/liability, the City needs to make sure it is charging no less than what RITA charges. Not advocating that we institute a RITA-like formula. Best way to protect ourselves, is to charge 3% which is a fair and reasonable rate. Can justify a little less, but not 2%.

Mayor Muryn stated that it would be beneficial to hear the thoughts behind the scenarios that Price distributed to help understand other options before a vote is taken on Auditor Staschiak's motion. Price stated that she researched the different options provided in the proposal. She spoke with City of Akron who administers for several of the municipalities in their area who provided their fee structure. City of Akron charges a straight 1% administrative fee for all collections received for each municipality. Option 3 in the proposal is a straight 2% administrative fee on all collections received for each municipality. Option 2 in the proposal is the exact two-part formula that RITA and CCA currently use, which ends up being roughly a 2%-3% fee for their collections for each municipality.

Mayor Muryn stated considering the concern of Auditor Staschiak of the burden on Income Tax Department staff and added work that is not benefitting Findlay taxpayers, asked Price how providing services to the other villages impacts the department's operation. Price stated that it is nowhere near the Findlay impact. Findlay has a large majority of the accounts. There are days that the City doesn't receive any collections from villages. It is not heavy. The department would have the same number of staff if just collected for Findlay and removed village collections. Price finds it advantageous because it offsets operating costs if we collect from the villages and in turn charge for the services. It is not a huge burden to the Department.

Auditor Staschiak asked if we know for certain if the insurance carrier is covering the City for this activity that is beyond the boundaries of Findlay? Mayor Muryn stated that our insurance carriers are aware that we provide this service. Auditor Staschiak stated that we should have it footnoted by the insurance audit that the insurance company is covering properly. Auditor Staschiak also stated that he does not want to further the City's liability or board members' liability of getting sued by taxpayers of villages the City collects. Mayor Muryn stated that we can put language in the service agreement that all legal fees and administrative time are reimbursed for any lawsuit that is brought against the City. Auditor Staschiak isn't concerned with reimbursement of time or legal fees, he does not want the liability of being sued personally and all the implications of that. Councilman Wobser agrees that we should pass along additional administrative costs that are associated with any law suits. Mayor Muryn clarified that the taxpayer who is currently taking legal action against the City has issue with the income tax ordinance that has been adopted. The ordinances are adopted by the specific villages not by Findlay. Auditor Staschiak states that villages should be charged at a rate that they would be charged by any other entity for the collection of income tax. We don't want to be a better service because we are cheaper, because we are still taking on the risk. Mayor Muryn stated that she doesn't see it as being just a good neighbor, she also thinks that there are lots of people that work in multiple communities or live in multiple communities in the region that it is beneficial to some of our Findlay residents that may be working in other communities that they are only having to file in one location. There is an added benefit and does help offset our costs. Mayor Muryn stated that 3% was not what she was considering, but asked Auditor Staschiak if he would be open to raising it to 2% next year and then 3% the following year. That way we are giving the villages plenty of heads up to look at alternatives and be able to evaluate and have that predictability. Auditor Staschiak said he would like to hear from other Board members. He is not comfortable with 2%. He is comfortable with 2.75%. He thinks it needs to be closer to 3% rather than 2% or 2.5%. Councilman Wobser asked what the current fee structure is. Price stated that we currently recoup the cost that we use for the operating expenses; operating expenses divided by the number of accounts. Councilman Wobser asked if charging 1% would be an increase for villages. Price confirmed that it would be. Mayor Muryn stated that she would be comfortable with 2% for 2025 to give villages more lead time to look at other alternatives, and then raise fees to 3% in 2026. That way we are still covering our costs. We have fixed costs that we have been offsetting by collecting for villages and that has been beneficial to us without putting a burden on our Income Tax Department staff, so Mayor Muryn feels there has been benefit to the taxpayer.

Motion to amend motion to charge 2.5% of gross collections for the first year, and 3% of gross collections the following years, by Auditor Staschiak, second Law Director Rasmussen.

Discussion:

Mayor Muryn stated that she will not vote for this amendment. She is more comfortable with charging 2% of gross collections for 2025 and then review on an annual basis. It makes more sense to do 2% and then reevaluate. Mayor Muryn would like to better understand the expenses since we have the efilting. Mayor Muryn stated that she understands Auditor Staschiak's point of this needing to provide value to the taxpayers of the City of Findlay. She thinks it does, and she is comfortable making a margin, but does not feel it is necessary or appropriate to suddenly go to 3%. Auditor Staschiak stated not suddenly going to 3%, per Mayor Muryn's suggestion we are going to step it. Council has said there is an expectation that they want to see this increase and there should be value to it. There is no justification, irregardless of what's out there, there is no justification for not charging what competitively is being charged in the market for a certain service. He further stated if this Board doesn't charge a competitive rate, and 2.5% is certainly competitive, then will be saying to taxpayer that we are doing a favor for all villages whether they are in Hancock County or not, and we are going to take care of income tax collection for less than they can get it anywhere else just because we want to help them. There is no justification to the Findlay taxpayer based on the risk we are taking. Mayor Muryn stated that Auditor Staschiak's comment is his opinion. Mayor Muryn stated that 2% is a sufficient margin for the City to make. RITA charges 2-3% retained and then is reevaluated based off their actual expense. Mayor Muryn does think 2% straight is covering our expense plus the reimbursement of their specific

expenses, so we are getting both. She believes there is a way to address the specific expenses related to the services we are providing that is the expectation that would continue to be included and then the 2% on top of that would be straight benefit.

Councilman Wobser stated that he is going to vote against this so we can look into it further and vote on this at a later date and get it right the first time versus putting something out there that may change later down the road. Law Director Rasmussen stated that he is a nay. He would like more information. Mayor Muryn stated that she is also a nay. She agrees with modifying the rates. There are more details that need to be worked through. Today was supposed to be a starting point for discussion.

Motion did not pass, 2-3. Vote: Auditor Staschiak aye; Treasurer Hite aye; Mayor Muryn nay; Law Director Rasmussen nay; Councilman Wobser nay.

OTHER BUSINESS

Next Meeting: Meeting schedule for 2024: August 7, and November 6. All meetings will be held at 2:30pm in the third floor conference room of the Municipal Building.

Being no further business, the meeting adjourned.

Respectfully submitted,



Kathy K. Launder
City Clerk

INCOME TAX BOARD

City of Findlay
August 7, 2024

MINUTES

ATTENDANCE

Members Present: Mayor Christina Muryn, Don Rasmussen, Susan Hite, Jim Staschiak II, Jeff Wobser.

Staff Present: Mary Price and Kathy Launder.

APPROVAL OF MINUTES

Auditor Staschiak stated that the following needs added to the minutes from May 1, 2024: Auditor Staschiak stated that we need to be monitoring unrequested W2, where they don't request a refund, track whether or not the City has people who don't have documentation, allowing them to collect that income tax to come back to them. If we see an uptick in uncollected or unfiled W2 income that could be an indicator of more illegals in the community.

Motion to approve minutes of the May 1, 2024, meeting as amended, by Auditor Staschiak, second by Councilman Wobser. Motion passed 5-0.

OLD BUSINESS

Village Service Fees: Mayor Muryn stated Price put together a couple different scenarios for village service fees. Mayor Muryn stated what she would recommend is cost plus 1% administrative fee. That addresses costs being covered plus a percentage of their collections. That achieves what we are wanting to achieve without one party being significantly different than the rest. If we go with this scenario for one year then we can evaluate for future years. Auditor Staschiak asked if it is business based, do we care if it is skewed. It's reasonable and equitable across, but it shouldn't bother us because it is based on real collections so if businesses have recessionary years, it's going to drop significantly. He likes the approach of base plus, but not sure if 1% is enough. Auditor Staschiak further stated that 2% is probably more reasonable, but it is the first year. Treasurer Hite stated that since this is an election year and the market being so volatile that the 1% for the 2024 tax year is reasonable and reevaluate for future years. Councilman Wobser asked if we should look at starting at 1% and then have an escalator. Mayor Muryn stated that these are annual contracts. Councilman Wobser asked if we could offer a three year contract, with every year going up a marginal amount. Councilman Wobser stated that the villages may appreciate that so that they know their costs are going to be approximately X each year for three years vs. a one year contract. Auditor Staschiak stated that in theory the minute we do cost plus it looks like we are above a straight 3% they should be looking at a RITA, whether they go or not is up to them. That makes us competitive in a different way and we can assure our taxpayers that we are covering our costs and any increases in costs. Auditor Staschiak stated he can see doing a two year contract, cost plus 1% for 2024 tax year and cost plus 2% in 2025 tax year and reevaluate at the end of 2025. Mayor Muryn stated that because of the timeline it makes more sense to give a one year contract that says it's cost plus 1% since they are going to be paying it next year with not a lot of lead time, and then right away next year let them know that we are going to a cost plus 1.5% and then increase to cost plus 2% and go to a two year contract, that gives the flexibility to plan out. Councilman Wobser is fine either way. Do we give the option of a one year or two year contract starting with the 2025 tax year, or just give the option of a two year? Mayor Muryn stated that it's a two year contract structure, but are able to get out of the contract after one year if they so choose. Auditor Staschiak stated that we should base the cost of the contract on current year costs, but no less than prior year costs. Price stated that that is how we currently bill villages. It's an annual billing. In March of 2024, they are billed for the 2023 tax year service. Auditor Staschiak stated that if we use no less than the prior year costs as the floor if the current year is less we won't make less than the prior

year. Mayor Muryn stated that for ease of contract language and calculation, we should have an actual dollar amount in each of the villages' contracts for the what the no less than cost will be for each village rather than no less than prior year costs language.

Motion to establish the 2025 tax year contract for village service fees, billed in March 2026, as administrative cost with floor plus 1% Administrative fee for one year, by Mayor Muryn, second by Councilman Wobser. Motion passed 5-0.

NEW BUSINESS

Year-To-Date Collections: Price stated overall collections are down 1.159% from 2023 year to date mainly from business collections. Price stated that the state municipal net profit portal that opened if you open file through the state, they changed the way they distribute the funds. In prior years, if you had an instance where throughout a month you ended up with a negative balance due to entities requesting refunds, the state would refund it then we would have to refund the state. This year they changed it to where you just carry the negative balance over to the next month and that month would offset. That has affected our business collections because we had at least two to three months that we carried a negative balance from refund requests from businesses then we didn't have positive numbers for the first part of the year. Price further stated that along with estimate payments she thinks is the major difference this year. Mayor Muryn asked that those refund requests you most likely only see the first half of the year then the second half of the year we wouldn't see those refund requests so we should see steady collections. Price stated the only other time we would see refund requests is if someone filed an extension which doesn't happen too often.

Collections, Estimates, Delinquencies/ Legal Actions in Process and Contemplated: Price stated past due collections for July 2024 are down a little bit from 2023. Looking at July 2023, we had an outlier month with past due collections. We found an entity with two to three years past due and they had a lot of penalties, so July 2023 was a big month for past due collections. Also with past due collections it also relates to court cases and wage garnishments filed, the postage service is not great. It is affecting our court cases to be followed through with because service isn't being made. Another option is to not file small claims cases with Municipal Court and go straight to the Ohio Attorney General for collection. Price stated we have to serve court cases by certified mail. Mayor Muryn stated that we have been playing catch up because there wasn't a consistent follow up on these cases. One thing that will be beneficial is we are doing these mailings and getting the system where we can easily mark them good so that will dwindle down the amount of mailings we have to do in the future. We will reevaluate in a couple months. We are making good progress on the amount of past due and estimates and they have really decreased over the last four years.

OTHER BUSINESS

Next Meeting: Meeting schedule for 2024: November 6. All meetings will be held at 2:30pm in the third floor conference room of the Municipal Building.

Being no further business, the meeting adjourned.

Respectfully submitted,

Kathy K. Launder
City Clerk

Board of Zoning Appeals

August 08, 2024 – No quorum - meeting rescheduled to August 15, 2024

August 15, 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. Both cases will be heard together but voted on separately.

The following was introduced by Mr. Erik Adkins:

Case Number: BZA-15-2024-65130, and BZA-16-2024-65131

Address: 1803 Payne Avenue (Lot 24 and ½ of Lot 25) and 1803 Payne Avenue (Lot 25 ½ and Lot 26)

Zone: Small Lot Residential, R-3

Filed by David Turk, regarding a variance from section 1161.11.2 of the City of Findlay Zoning Ordinance for a new duplex at 1803 Payne Avenue (Lot 25 ½ and Lot 26) and a new duplex at 1803 Payne Avenue (Lot 24 and ½ of Lot 25). The applicant is proposing to build a new duplex with one of the required parking spaces being located within the required front yard at both locations. This section requires the required parking spaces are located outside the required front yard, which is the first 31-feet from the property line for this parcel.

The owner of the property is seeking a conditional use of duplex on each of the lot via City Planning Commission.

The requirement for a duplex is two parking spots not in the required front yard. Typically, in R-3 zones, the required front yard is 10-feet. The driveway being proposed is 31-feet in length, and each are approximately 15-feet in width.

The city would prefer that there is no stacking of required parking of vehicles in the driveway, because it could lead to the third car blocking the sidewalk. However, the city will support the board's decision.

Mr. Wells asked if this has gone to City Planning Commission yet?

Mr. Adkins stated yes, it got approval last week, conditional upon this approval.

Mr. Wells asked where the lot split process is at?

Mr. Adkins stated that Mr. Turk can speak on that; however, it would have to be completed prior to any permits being issued.

Mr. David Turk, 708 Country Creek Drive, Findlay, Ohio, was sworn in. He stated he will be doing the lot split either tomorrow, or Monday. He stated he is waiting on the sewer estimates getting back, but other than that, he has everything else ready to go. He would like to break ground in the next 30-days.

Mr. Wells asked if the intent is to rent?

Mr. Turk stated yes, they will be rental units. He stated the driveways are combined which will allow for a little bit of extra room.

Mr. Wells asked if they entertained a 2-car garage setup per unit?

Mr. Turk stated it did not allow large enough lot spaces for them. He wants people to call this their home and not just a place to reside.

Mr. Wells asked if there will be sidewalks put in?

Mr. Turk stated there will be a sidewalk along Bliss Avenue but not along Harrison Street.

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

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

#BZA-15-2024-65130:

Mr. Wells made a motion to approve the requested variance with the condition that the required permits be obtained within 60 days.

Mr. Brecheisen seconded the motion.

Motion to approve the requested variance with the condition that the required permits be obtained within 60 days, 3-0. (Mr. Rooney abstained from voting).

#BZA-16-2024-65131:

Mr. Wells made a motion to approve the requested variance with the condition that the required permits be obtained within 60 days.

Mr. Brecheisen seconded the motion.

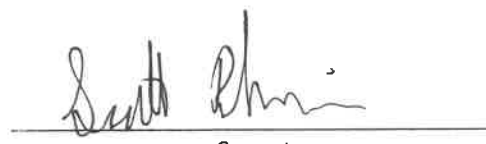
Motion to approve the requested variance with the condition that the required permits be obtained within 60 days, 3-0. (Mr. Rooney abstained from voting).

The June 27, 2024 meeting minutes were approved.

The meeting was adjourned.



Chairman



Secretary



CHRISTINA M. MURYN, MAYOR

ENGINEERING
DEPARTMENT

JEREMY D. KALB, PE
CITY ENGINEER

Honorable City Council
Findlay, OH 45840

September 10, 2024

RE: Ohio Public Works Commission Grant Application
Morrical Blvd. Waterline Replacement Phase II

Dear Council Members,

Engineering is preparing to submit the annual grant application to Ohio Public Works Commission (OPWC). This application will be for a continuation of the waterline replacement on Morrical Boulevard (from Bliss Avenue to Lima Avenue). The waterline on Morrical Boulevard is currently a 6-inch line that is in need of replacement, as well as upsizing for water quality and flow. As part of this project we will be upgrading the waterline to a 12-inch main line. With this second phase, there will be a new 12-inch loop running from the mainline running under I-75 to the existing 12-inch main on Lima Avenue.

By copy of this letter, the Law Director is requested to prepare the necessary legislation that will authorize City Representatives to execute the necessary grant application(s) and/or agreement(s) to receive the grant funding.

If you have any questions, please feel free to contact me.

Sincerely,

Jeremy Kalb, PE
City Engineer

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



CHRISTINA M. MURYN, MAYOR

ENGINEERING DEPARTMENT

JEREMY D. KALB, PE
City Engineer

Honorable City Council

September 11, 2024

RE: Fifth Capital Improvement Appropriation of 2024

Dear Council Members:

I would like to use the Fifth Capital Improvement allocation of the year to transfer funds into Capital Projects, so that we can continue on with a couple of projects.

By copy of this letter, the Law Director is requested to prepare the necessary legislation to authorize the Mayor, Service Safety Director or City Engineer to advertise for bids and enter into contracts for construction and to appropriate and transfer funds as follows:

FROM: CIT Fund – Capital Improvements Restricted Account	\$120,000
TO: Municipal Building Door Locks (31932200)	\$ 75,000
TO: Roadway Resurfacing-Cemetery (31944500)	\$ 40,000
TO: HAN-Melrose/ Broad Avenue Resurfacing PID117615 (32844200)	\$ 5,000

FROM: Water Fund	\$ 120,000
TO: Morrical Waterline Replacement Phase I (35744600)	\$ 40,000
TO: S. West Street Waterline Replacement (35740400)	\$ 80,000

FROM: Sewer Fund	\$ 50,000
TO: Western Avenue Sanitary Sewer Repair (35644700)	\$ 25,000
TO: Carnahan Avenue Sanitary Sewer Replacement (35644800)	\$ 25,000

If you have any questions, please feel free to contact me.

Sincerely,

Jeremy Kalb, P.E.
City Engineer

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

Appropriate Funds - Projects

From	CIT Fund - Capital Improvements Restricted Account	\$ 120,000	
To	Municipal Building Door Locks (31932200)		\$ 75,000
To	Roadway Resurfacing-Cemetery (31944500)		\$ 40,000
To	HAN-Melrose/ Broad Avenue Resurfacing PID117615 (32844200)		\$ 5,000

From	Water Fund	\$ 120,000	
To	Morrical Waterline Replacement Phase I (35744600)		\$ 40,000
To	S. West Street Waterline Replacement (35740400)		\$ 80,000

From	Sewer Fund	\$ 50,000	
To	Western Avenue Sanitary Sewer Repair (35644700)		\$ 25,000
To	Carnahan Avenue Sanitary Sewer Replacement (35644800)		\$ 25,000

THE SUPREME COURT OF OHIO
Individual Judge
MUNICIPAL COURT AND COUNTY COURT

Court: **FINDLAY MUNICIPAL COURT** Judge: **ALAN D HACKENBERG**
 Report for the month of : **August 2024**

Date of completion of most recent physical inventory
06/28/2024

	B	C	D	E	F	G	H	T	V
	Misdemeanors	O.V.I.	Other Traffic	Personal Injury & Property Damage	Contracts	F.E.D.	Other Civil	TOTAL	Visiting Judge
Pending beginning of period	121	53	63	0	15	1	0	253	0
New cases filed	29	11	17	0	4	0	0	61	0
Cases transferred in, reactivated or redesignated	5	0	3	0	1	0	0	9	0
TOTAL (Add lines 1-3)	155	64	83	0	20	1	0	323	0
Jury trial	0	0	0	0	0	0	0	0	0
Court trial	0	0	0	0	0	0	0	0	0
Default				0	1	0	0	1	0
Guilty or no contest plea to original charge	14	3	14					31	0
Guilty or no contest plea to reduced charge	0	1	2					3	0
Dismissal for lack of speedy trial(criminal) or want of prosecution (civil)	0	0	0	0	0	0	0	0	0
Other Dismissals	23	6	12	0	1	0	0	42	0
Transfer to another judge or court	0	0	0	0	0	0	0	0	0
Referral to private judge				0	0	0	0	0	0
Unavailability of party for trial or sentencing	0	0	0	0	0	0	0	0	0
Bankruptcy stay or interlocutory appeal	0	0	0	0	0	0	0	0	0
Other terminations	2	1	2	0	3	0	0	8	0
TOTAL (Add lines 5-16)	39	11	30	0	5	0	0	85	0
Pending end of period (Subtract line 17 from line 4)	116	53	53	0	15	1	0	238	0
Cases pending beyond time guideline	0	0	0	0	0	0	0	0	0
Number of months oldest case is beyond time guideline	0	0	0	0	0	0	0	0	0
Cases submitted awaiting sentencing or judgment beyond time guideline	0	0	0	0	0	0	0	0	0

Fax to:
 (614) 387-9419
 -or-
 Mail to:
 Court Statistical Reporting Section
 Supreme Court of Ohio
 65 South Front Street, 6th Floor
 Columbus, Ohio 43215-3431

Approved FTP 9/4/24

ALAN D HACKENBERG _____ Date _____

Preparer's name and telephone number if other than judge (print or type) _____ Date _____

STEPHANIE M BISHOP _____ Date _____

THE SUPREME COURT OF OHIO
Administrative Judge
MUNICIPAL COURT AND COUNTY COURT

Court: **FINDLAY MUNICIPAL COURT** Judge: **STEPHANIE M BISHOP**
 Report for the month of: **August 2024**

	A	B	C	D	E	F	G	H	I	T
	Felonies	Misdemeanors	O.M.V.I.	Other Traffic	Personal Injury & Property	Contracts	F.E.D.	Other Civil	Small Claims	TOTAL
Pending beginning of period	5	84	5	513	3	503	51	0	166	1330
New cases filed	8	87	27	651	1	251	32	0	72	1129
Cases transferred in, reactivated or redesignated	0	9	0	133	1	2	0	0	4	149
TOTAL (Add lines 1-3)	13	180	32	1297	5	756	83	0	242	2608
Trial/Hearing by judge (include bindover by preliminary hearing, guilty or no contest pleas and defaults)	0	4	0	46	0	106	11	0	0	167
Hearing by Magistrate (Include guilty or no contest pleas and defaults)		9	1	27	0	0	0	0	21	58
Transfer (include waivers of preliminary hearing and individual judge assignments)	10	72	20	37	0	10	0	0	0	149
Dismissal for lack of speedy trial (criminal) or want of prosecution (civil)	0	0	0	0	0	1	0	0	0	1
Other dismissals (Include dismissals at preliminary hearing)	0	6	0	159	1	13	18	0	38	235
Violations Bureau		0		200						200
Unavailability of party for trial or sentencing	0	8	2	142	0	0	0	0	0	152
Bankruptcy stay or interlocutory appeal	0	0	0	0	0	1	0	0	0	1
Other terminations	0	7	0	269	0	1	0	0	0	277
TOTAL (Add lines 5-13)	10	106	23	880	1	132	29	0	59	1240
Pending end of period (Subtract line 14 from line 4)	3	74	9	417	4	624	54	0	183	1368
Cases pending beyond time guideline	0	0	0	0	0	0	0	0	0	0
Number of months oldest case is beyond time guideline	0	0	0	0	0	0	0	0	0	0

Approved FTP 9/4/24

STEPHANIE M BISHOP

Date

Preparer's name and telephone number if other than judge (print or type)

Date

Fax to:
 (614) 387-9419
 -or-
Mail to:
 Court Statistical Reporting Section
 Supreme Court of Ohio
 65 South Front Street, 6th Floor
 Columbus, Ohio 43215-3431

THE SUPREME COURT OF OHIO
Individual Judge
MUNICIPAL COURT AND COUNTY COURT

Court: **FINDLAY MUNICIPAL COURT** Judge: **STEPHANIE M BISHOP**
Report for the month of: **August 2024**

Date of completion of most recent physical inventory 03/01/2024
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	B	C	D	E	F	G	H	T	V
	Misdemeanors	O.V.I.	Other Traffic	Personal Injury & Property Damage	Contracts	F.E.D.	Other Civil	TOTAL	Visiting Judge
Pending beginning of period	108	62	66	0	19	1	0	256	0
New cases filed	43	9	20	0	6	0	0	78	0
Cases transferred in, reactivated or redesignated	11	0	4	0	1	0	0	16	0
TOTAL (Add lines 1-3)	162	71	90	0	26	1	0	350	0
Jury trial	0	0	0	0	0	0	0	0	0
Court trial	0	1	0	0	0	0	0	1	0
Default				0	2	0	0	2	0
Guilty or no contest plea to original charge	12	3	12					27	1
Guilty or no contest plea to reduced charge	3	0	2					5	0
Dismissal for lack of speedy trial(criminal) or want of prosecution (civil)	0	0	0	0	0	0	0	0	0
Other Dismissals	14	7	7	0	4	0	0	32	0
Transfer to another judge or court	0	0	0	0	0	0	0	0	0
Referral to private judge				0	0	0	0	0	0
Unavailability of party for trial or sentencing	4	0	6	0	0	0	0	10	0
Bankruptcy stay or interlocutory appeal	0	0	0	0	0	0	0	0	0
Other terminations	0	0	1	0	10	0	0	11	0
TOTAL (Add lines 5-16)	33	11	28	0	16	0	0	88	0
Pending end of period (Subtract line 17 from line 4)	129	60	62	0	10	1	0	262	0
Cases pending beyond time guideline	0	0	0	0	1	0	0	0	0
Number of months oldest case is beyond time guideline	0	0	0	0	7	0	0	0	0
Cases submitted awaiting sentencing or judgment beyond time guideline	0	0	0	0	1	0	0	0	0

Approved FTP 9/4/24

Fax to: (614) 387-9419 -or- Mail to: Court Statistical Reporting Section Supreme Court of Ohio 65 South Front Street, 6th Floor Columbus, Ohio 43215-3431
--

STEPHANIE M BISHOP	Date
Preparer's name and telephone number if other than judge (print or type)	Date
STEPHANIE M BISHOP	Date

MONTHLY REPORT

ALAN D. HACKENBERG, JUDGE
 STEPHANIE M. BISHOP, JUDGE
 HEATHER M EIGEL, CLERK
 CANDACE R. GRIFFITH, CHIEF PROBATION OFFICER
 BRAD J. BASH, JUDICIAL ASSISTANT SUPERVISOR

FINDLAY MUNICIPAL COURT
 318 DORNEY PLAZA RM 206
 FINDLAY, OHIO 45839
 TELEPHONE 419-424-7141
 FAX 419-424-7803

FINDLAY MUNICIPAL COURT Monthly Report for August, 2024

PAGE 1

	*****CURRENT YEAR*****		*****LAST YEAR*****	
	MTD	YTD	MTD	YTD
CASES FILED:				
TRAFFIC	678	6,337	595	5,874
TRAFFIC COMPANION	88	720	62	800
CRIMINAL	95	787	146	1,074
CRIMINAL COMPANION	4	60	10	105
SEARCH WARRANT	8	59	5	38
CIVIL	284	1,433	251	1,355
SMALL CLAIMS	72	542	87	701
EXTRADITION	-	10	-	8
HABITUAL TRAFFIC VIOLATOR	-	2	-	-
OTHER	14	110	13	104
TOTALS	1,243	10,060	1,169	10,059
COURT PROCEEDINGS:				
ABILITY TO PAY	1	24	5	20
Admin License Suspension	4	15	1	23
APPEAL DOG DESIGNATION	-	-	1	2
Arraignment	777	6,893	877	6,838
Attachment	9	85	10	93
Bond	-	1	4	6
BOND RETURN	1	10	3	15
BOND VIOLATION	1	10	2	2
Civil Status Conference	1	22	2	17
COMMUNITY SERVICE REVIEW	7	49	7	56
Contempt of Court	33	214	33	241
CONTESTED DUS CONTEMPT HEARING	-	1	-	1
Contested Small Claims	-	8	2	10
Continued	591	5,475	705	5,455
Damages	1	4	1	7
Debtors Examination	37	452	60	501
Default	1	4	3	7
Desk Review	104	1,067	106	849
DIVERSION PLEA	5	46	2	15
DUS DIVERSION REVIEW	3	32	4	19
Expungement	4	14	-	1
Extradition	2	6	-	2
Forcible Detention	25	137	19	139
Garnishment	3	8	2	10
Hearing on Motion	8	29	6	58
HEARING ON MOTION TO SEAL RECORD	12	90	6	47
HEARING ON WARRANT	-	-	-	35
Jury Trial	-	3	1	3
Limited Privileges	1	1	-	-
Marriage	4	42	6	31
Mediation	-	4	-	-
Miscellaneous	1	10	1	7
Motion to Dismiss	-	2	-	2
Motion to Vacate Judgment	-	-	-	1
Motion to Withdraw as Counsel	2	11	-	3
No Hearing	-	1	-	-

	*****CURRENT YEAR*****		*****LAST YEAR*****	
	MTD	YTD	MTD	YTD
Plea	76	706	92	792
Preliminary	10	60	8	60
Pre-Trial	94	1,134	204	1,236
Pre-Trial with Judge	59	492	77	587
Reconsideration of Sentence	-	2	-	2
Restitution	-	-	-	2
Revivor	10	72	3	30
Revocation	6	48	15	84
RULE 4	-	1	-	-
SAFE SURRENDER	-	11	-	29
SECOND PRETRIAL	53	636	107	796
Sentencing	2	24	8	34
Small Claims	40	418	71	522
STATUS CONFERENCE	1,055	9,819	1,363	11,902
Suppression	-	19	9	30
TELEPHONE PRETRIAL	17	127	18	130
TREATMENT REVIEW CALL	10	43	-	-
TREATMENT REVIEW REPORT	7	64	-	-
Trial	3	37	7	38
WRIT OF RESTITUTION	11	88	17	106
WRITTEN PLEA	6	58	3	59
TOTALS	3,097	28,629	3,871	30,955

	*****CURRENT YEAR*****		*****LAST YEAR*****	
	MTD	YTD	MTD	YTD
CRIMINAL VIOLATIONS:				
ASSAULT	3	33	4	37
BURGLARY	-	4	-	2
CONTEMPT	-	1	-	-
CRIMINAL DAMAGING	2	15	3	20
CRIMINAL TRESPASS	6	42	10	43
DISORDERLY CONDUCT	6	61	13	91
DOMESTIC VIOLENCE	16	109	17	124
DRUG ABUSE	1	43	21	230
OPEN CONTAINER PROHIBITED	1	6	-	15
OVI	-	2	-	1
RESISTING ARREST	-	8	1	20
ROBBERY	-	1	1	2
TELEPHONE HARASSMENT	1	2	1	5
THEFT	26	173	26	157
UNDERAGE CONSUMPTION	4	5	1	14
OTHER CRIMINAL	33	343	58	418
TOTALS	99	848	156	1,179
TRAFFIC VIOLATIONS:				
ACD/SPEED	22	174	22	154
DISOBEYING TRAFFIC CONTROL DEV	10	81	15	76
DRAG RACING	-	-	-	2
DRIVING UNDER SUSPENSION	22	273	31	283
EXPIRED REGISTRATION	36	212	20	175
FAIL TO MAINTAIN CONTROL	19	189	19	193
FAILURE TO YIELD RIGHT OF WAY	10	72	7	76
LEAVING SCENE OF AN ACCIDENT	5	35	3	26
LEFT OF CENTER	-	1	-	6
OVERLOAD	24	165	54	444
OVI	39	261	21	404
PASSING A STOPPED SCHOOL BUS	-	13	-	13
RECKLESS OPERATION	-	10	2	17
SEAT BELT	46	460	42	540
SPEEDING	342	3,571	283	2,657
OTHER TRAFFIC	191	1,540	138	1,608
TOTALS	766	7,057	657	6,674

NOTE: SEARCH WARRANTS NOT INCLUDED IN VIOLATION TOTALS

	*****CURRENT YEAR*****		*****LAST YEAR*****	
	MTD	YTD	MTD	YTD
ARRESTING AGENCY:				
PATROL				
OVERTIME PARKING	-	-	-	-
TRAFFIC OTHER	443	4,727	420	4,239
OMVI	17	132	12	188
CRIMINAL FELONIES	-	3	-	3
CRIMINAL MISDEMEANORS	2	23	17	178
SEARCH WARRANTS	-	7	-	3
FINDLAY P.D. (BY ORDINANCE)				
OVERTIME PARKING	-	-	-	-
TRAFFIC OTHER	187	1,297	164	1,160
OMVI	8	65	6	138
CRIMINAL FELONIES	-	-	-	-
CRIMINAL MISDEMEANORS	56	494	89	628
SEARCH WARRANTS	-	-	-	-
FINDLAY P.D. (BY ORC)				
OVERTIME PARKING	-	-	-	-
TRAFFIC OTHER	-	7	-	3
OMVI	-	1	-	1
CRIMINAL FELONIES	5	66	9	67
CRIMINAL MISDEMEANORS	13	124	22	137
SEARCH WARRANTS	8	46	5	26
SHERIFF				
OVERTIME PARKING	-	-	-	-
TRAFFIC OTHER	96	753	52	851
OMVI	14	64	3	76
CRIMINAL FELONIES	3	5	-	4
CRIMINAL MISDEMEANORS	14	76	11	104
SEARCH WARRANTS	-	5	-	8
OTHERS				
OVERTIME PARKING	-	-	-	-
TRAFFIC OTHER	1	12	-	17
OMVI	-	1	-	2
CRIMINAL FELONIES	-	1	-	-
CRIMINAL MISDEMEANORS	6	53	8	57
SEARCH WARRANTS	-	1	-	1
TOTALS	873	7,963	818	7,891
PROBATION:				
ESTABLISHED	22	175	34	204
TERMINATED	26	217	36	221
CURRENT	65	65	81	81
TOTALS	113	457	151	506

	*****CURRENT YEAR*****		*****LAST YEAR*****	
ACTIVITIES ORDERED:	MTD	YTD	MTD	YTD
ALCOHOL EVALUATION	-	-	-	1
ALCOHOL/SUBSTANCE EVAL	11	80	9	90
ANGER MANAGEMENT	1	3	-	3
BENCH WARRANT TO AGENCY	136	1,228	219	1,614
COMMUNITY SERVICE	1	1	-	2
COMMUNITY SERVICE CITY	4	51	7	33
COMMUNITY SERVICE COUNTY	-	46	5	72
COMMUNITY SERVICE INDIVIDUAL	20	176	24	167
COMMUNITY SERVICE NO JAIL	-	-	-	2
DIP	11	102	20	158
DOMESTIC VIOLENCE PROGRAM	-	2	-	9
ELECTRONIC HOME MONITORING	-	1	-	2
EXECUTION TO AGENCY	-	-	1	1
FORM 95	1	5	2	8
JAIL	9	55	6	47
Jail Term Suspended Condition	-	8	4	16
MENTAL EVAL	2	7	4	16
NO CONTACT WITH VICTIM	2	13	1	15
Pay Restitution	3	20	-	16
Probation	5	63	16	108
SCRAM	6	27	7	37
STAR Program	3	28	6	32
TREATMENT FRC	1	28	5	48
TREATMENT MISCELLANEOUS	1	48	7	45
UCP	-	3	1	8
Victim	-	1	-	1
VIP	9	101	19	138
TOTALS	226	2,097	363	2,689

*****CURRENT YEAR*****
 MTD YTD

*****LAST YEAR*****
 MTD YTD


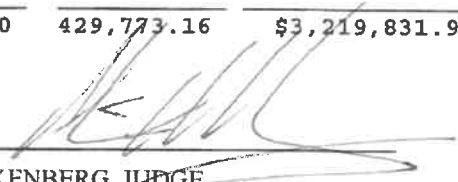
RECEIPTS DEPOSITED:

ALCOHOL MONITORING	\$1,104.08	\$15,447.19	\$3,034.50	\$20,042.81
BOND FEES	\$550.00	\$1,925.00	\$150.00	\$2,400.00
CIVIL DEPOSIT TENDERS	\$2,274.90	\$10,336.08	\$250.00	\$13,854.13
COURT COST	\$79,607.87	\$586,766.34	\$79,046.47	\$494,580.75
DUI ENFORCEMENT	\$2,997.18	\$24,507.64	\$2,764.12	\$22,114.04
ELECTRONIC IMAGING	\$4,609.66	\$34,722.05	\$4,722.80	\$33,652.06
FINES & FORFEITURES	219,935.89	\$1,600,947.16	182,465.51	\$1,442,574.13
FUND REIMBURSEMENT	\$0.00	\$0.00	\$0.00	\$0.00
INDIGENT DRIVER ALCOHOL	\$596.50	\$4,311.81	\$275.50	\$4,077.31
INMATE MEDICAL EXPENSE	\$0.00	\$0.00	\$0.00	\$0.00
INTEREST	\$255.98	\$1,804.25	\$207.85	\$1,451.00
JAIL HOUSING	\$11,119.05	\$155,027.28	\$16,251.93	\$154,093.38
JAIL REIMBURSEMENT	\$415.50	\$1,928.17	\$269.86	\$1,953.58
LEGAL RESEARCH	\$5.50	\$32.50	\$1.50	\$23.50
MEDIATION	\$1,458.21	\$10,792.37	\$1,511.50	\$10,625.32
MISCELLANEOUS	\$25,330.04	\$218,353.37	\$28,839.38	\$211,078.14
MUNI COURT COMPUTERIZATION	\$7,566.73	\$56,706.16	\$7,740.96	\$54,769.58
MUNI COURT IMPROVEMENT	\$19,175.26	\$145,289.27	\$19,865.53	\$140,691.40
RESTITUTION	\$431.22	\$2,508.84	\$687.55	\$3,011.67
SPECIAL PROJECTS	\$31,292.91	\$239,142.60	\$32,402.34	\$230,659.67
STATE PATROL	\$24,534.95	\$202,343.31	\$24,098.25	\$180,484.14
TRAFFIC/CRIMINAL BONDS	\$15,840.50)	\$44,062.49	\$15,663.07)	\$63,932.56
	417,420.93	\$3,356,953.88	388,922.48	\$3,086,069.17

DISTRIBUTIONS:

ALCOHOL MONITORING	\$1,104.08	\$15,387.19	\$3,034.50	\$20,042.81
BOND FEES	\$550.00	\$1,900.00	\$150.00	\$2,400.00
CIVIL DEPOSIT TENDERS	\$245.00	\$3,659.24	\$250.00	\$11,653.47
COURT COST	\$78,619.07	\$584,133.79	\$78,865.47	\$491,511.39
DUI ENFORCEMENT	\$2,909.04	\$24,290.68	\$2,720.05	\$21,958.10
ELECTRONIC IMAGING	\$4,528.66	\$34,518.05	\$4,683.80	\$33,505.06
FINES & FORFEITURES	219,813.89	\$1,591,909.71	183,196.67	\$1,450,665.50
FUND REIMBURSEMENT	\$0.00	\$0.00	\$0.00	\$0.00
INDIGENT DRIVER ALCOHOL	\$596.50	\$4,311.81	\$275.50	\$4,077.31
INMATE MEDICAL EXPENSE	\$0.00	\$0.00	\$0.00	\$0.00
INTEREST	\$255.98	\$1,804.25	\$207.85	\$1,451.00
JAIL HOUSING	\$11,094.05	\$154,937.28	\$16,251.93	\$153,859.17
JAIL REIMBURSEMENT	\$415.50	\$1,928.17	\$269.86	\$1,953.58
LEGAL RESEARCH	\$5.00	\$32.00	\$1.50	\$23.50
MEDIATION	\$1,431.21	\$10,725.37	\$1,498.50	\$10,576.32
MISCELLANEOUS	\$29,699.52	\$273,454.02	\$34,906.50	\$279,153.32
MUNI COURT COMPUTERIZATION	\$7,431.73	\$56,368.16	\$7,675.96	\$54,526.58
MUNI COURT IMPROVEMENT	\$18,824.26	\$144,408.27	\$19,696.53	\$140,057.40
RESTITUTION	\$431.22	\$2,813.96	\$150.00	\$2,861.04
SPECIAL PROJECTS	\$30,725.91	\$237,719.60	\$32,129.34	\$229,635.67
STATE PATROL	\$23,487.95	\$200,189.31	\$23,642.25	\$179,071.14
	432,168.57	\$3,344,490.86	409,606.21	\$3,088,982.36

DISTRIBUTED TO:

	*****CURRENT YEAR*****		*****LAST YEAR*****	
	MTD	YTD	MTD	YTD
CITY OF FINDLAY	180,412.84	\$1,543,215.16	196,100.39	\$1,425,069.27
HANCOCK COUNTY	\$22,665.97	\$175,067.11	\$17,696.01	\$158,552.40
OTHERS	189,851.14	\$1,342,193.53	155,749.53	\$1,186,402.79
STATE OF OHIO	\$60,337.59	\$480,736.60	\$60,227.23	\$449,807.51
	<u>453,267.54</u>	<u>\$3,541,212.40</u>	<u>429,773.16</u>	<u>\$3,219,831.97</u>
 _____ STEPHANIE M. BISHOP, JUDGE		 _____ ALAN D. HACKENBERG, JUDGE		
DISCLAIMER: RECEIPTS COLLECTED ARE NOT TO BE CONFUSED WITH RECEIPTS DEPOSIT				

September 11, 2024

RE: Airport Fuel Budget Appropriation Request

Dear Honorable Council:

The Findlay Airport (FDY) requires an additional \$250,000 for the purchase of aviation fuel. FDY has experienced a record-breaking year in air traffic and 100LL fuel sales. As of September 1, 2024, the airport has surpassed the forecast from when the current budget was approved. When compared to 2023, FDY has seen a year-to-date 43% increase of 100LL sales and a 35% increase of JET-A sales.

Operationally, to achieve the best purchase price with a quick turn around the airport team maintains up to eight (8) open purchase orders (PO's) with a variety fuel vendors. In a market as volatile as petroleum product pricing, having a PO at the time of receiving quotes allows the City of Findlay to capitalize on the best quote, avoiding possible delays with requisitions. As a result, nearly \$250,000 in open PO's may encumber allocated funds that may not be used at the time of purchase.

Due to our strategy of maintaining open PO's along with sales this year having significantly outperformed our 2024 projections, we are asking for an additional appropriation of \$250,000 to supplement the airport's budget through year end. These additional funds allow for the airport to continue buying fuel for resale.

Transfer from: \$250,000 from the General Fund

Transfer to: \$250,000 to Airport Operations Budget

By copy of this letter, the Law Director is requested to prepare the necessary legislation that will authorize this appropriation and transfer as listed above.

Sincerely,



Rob Martin
Service Safety Director

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

Committee Members:

- Brian Bauman, Ward 5 – Committee Chair
- Dan DeArment, Ward 4
- Dennis Hellmann, Ward 2
- Jim Niemeyer, Ward 6
- Grant Russel, at large

Staff:

- Eric Adkins, Zoning Supervisor
- Matt Cordonnier, HRPC Director
- Don Rasmussen, Law Director
- Jacob Mercer, HRPC
- Jeremy Kalb, City Engineer

Meeting Start Time: 12:01 PM

Guests: JOSH SLOUGH
CAM BROWN

Meeting End Time: 1:11 PM

Agenda:

Call to Order

Roll Call

Approval of Minutes

New Items

- 740 CRYSTAL AVE RE-ESTABLISH USE
1. Bank St/E Pearl St/S Blanchard St vacation
 2. 615 E Edgar Ave zoning
 3. unimproved alley portion of W Sandusky St vacation
 4. ~~740 Crystal Avenue re-establish use~~
 5. cannabis dispensary zoning

Adjournment

Brian Bauman, 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 Joshua Slough to vacate the east/west alley between Bank Street and South Blanchard Street located between Lots 4671, 4672, 4715, and 4716 in the Park Addition.

We recommend

TO
APPROVE AS REQUESTED.

PUBLIC HEARING:

Aye Nay *Brian Bauman*
Brian Bauman, Chairman

Aye Nay *ABSENT*
Dan DeArment

Aye Nay *ABSENT*
Dennis Hellmann

Aye Nay *Jim Niemeyer*
Jim Niemeyer

Aye Nay *Grant Russel*
Grant Russel

PLANNING & ZONING COMMITTEE

LEGISLATION: _____

DATED: September 12, 2024

SECOND

MOTION

COMMITTEE REPORT

THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

The **PLANNING & ZONING COMMITTEE** to whom was referred a request from Joshua Slough to rezone 615 Edgar Avenue from R2 Medium Lot Residential to R3 Small Lot Residential.

We recommend

TO APPROVE AS REQUESTED.

PUBLIC HEARING:

Aye Nay Brian Bauman
Brian Bauman, Chairman

SECOND

Aye Nay ABSENT
Dan DeArment

Aye Nay ABSENT
Dennis Hellmann

PLANNING & ZONING COMMITTEE

LEGISLATION: _____

DATED: September 12, 2024

Aye Nay Jim Niemeyer
Jim Niemeyer

Aye Nay Grant Russel
Grant Russel

MOTION

COMMITTEE REPORT

THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

The **PLANNING & ZONING COMMITTEE** to whom was referred a request from Cam Brown to vacate a portion of undeveloped alley being the north-south alley between Lot 4107 in the Joy Addition and Lot 3408 in the Carnahans Addition (hereinafter referred to as the undeveloped portion of West Sandusky Street).

We recommend

To APPROVE same AS REQUESTED.

PUBLIC HEARING:

Aye Nay *Brian Bauman*
Brian Bauman, Chairman

Aye Nay *ABSENT*
Dan DeArment

Aye Nay *ABSENT*
Dennis Hellmann

PLANNING & ZONING COMMITTEE

LEGISLATION: _____

DATED: September 12, 2024

Aye Nay *Jim Niemeyer*
Jim Niemeyer

Motion

Aye Nay *Grant Russel*
Grant Russel

SECOND

COMMITTEE REPORT

THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

The **PLANNING & ZONING COMMITTEE** to whom was referred a request from Kim Swartzmiller, Office Manager with Pro Tech Rental Properties located at 740 Crystal Avenue to re-establish a non-conforming use of the property as a car repair business.

~~cc: [unclear]~~

We recommend

APPROVE THE REQUEST AS PRESENTED,
WITH APPROVAL FROM LEGAL
COUNSEL.

[CONDITIONS ON REESTABLISHMENT]
?

PUBLIC HEARING:

Aye Nay Brian Bauman
Brian Bauman, Chairman

MOTION

Aye Nay ABSENT
Dan DeArment

Aye Nay ABSENT
Dennis Hellmann

PLANNING & ZONING COMMITTEE

LEGISLATION: _____

Aye Nay Jim Niemeyer
Jim Niemeyer

DATED: September 12, 2024

Aye Nay Grant Russel
Grant Russel

SECOND

COMMITTEE REPORT

THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

The **PLANNING & ZONING COMMITTEE** to whom was referred a request to discuss cannabis dispensary zoning.

We recommend

TO HAVE REGIONAL PLANNING, WITH ^{C2,} AND 1600 FT. AND 1500 FT. MAP PRESENTED TO ^{I,} THE COMMITTEE, ALONG WITH MODIFICATIONS TO THE ZONING CODE.

PUBLIC HEARING:

Aye Nay *Brian Bauman*
Brian Bauman, Chairman

Aye Nay ABSENT
Dan DeArment

Aye Nay ABSENT
Dennis Hellmann

Aye Nay *Jim Niemeyer*
Jim Niemeyer

Aye Nay *Grant Russel*
Grant Russel

PLANNING & ZONING COMMITTEE

LEGISLATION: _____

DATED: September 12, 2024

SECOND

MOTION

**FINDLAY CITY COUNCIL
CARRY-OVER LEGISLATION
September 17, 2024**

ORDINANCE NO. 2024-103 (*disaster siren replacement*) **requires three (3) readings**
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

third reading

ORDINANCE NO. 2024-107 (*Municipal Building LED Replacement Phase 2*) **requires three (3) readings**
AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO, TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS FOR THE MUNICIPAL BUILDING LED REPLACEMENT PHASE 2 PROJECT NO. 31942700, APPROPRIATING FUNDS THERETO, AND DECLARING AN EMERGENCY.

second reading

ORDINANCE NO. 2024-108 (*2024 Annual Street Resurfacing/Curb Repairs*) **requires three (3) readings**
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS, AND DECLARING AN EMERGENCY.

second reading

ORDINANCE NO. 2024-109 (*EECBG Equipment Voucher application*) **requires three (3) readings**
AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO, TO FILE FOR ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT (EECBG) FUNDS, AND IF AWARDED, SIGN THE AGREEMENT(S) IN ORDER TO RECEIVE FUNDS FROM THE U.S. DEPARTMENT OF ENERGY FOR THE INSTALLATION OF NEW ENERGY EFFICIENT WINDOWS AND DOORS AT THE CITY OF FINDLAY AIRPORT, LOCATED AT 1615 GRAY STREET, FINDLAY, OHIO, AS WELL AS AUTHORIZE THE HANCOCK REGIONAL PLANNING COMMISSION TO IMPLEMENT THE EECBG PROGRAM FOR THE AFOREMENTIONED VOUCHER APPLICATION, AND DECLARING AN EMERGENCY.

second reading

ORDINANCE NO. 2024-103

AN ORDINANCE APPROPRIATING AND TRANSFERRING 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	\$ 31,500.00
TO:	Disaster Siren Replacement <i>Project No. 31941600</i>	\$ 31,500.00

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 funds so that wooden poles containing disaster sirens may be replaced,

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. 2024-107

AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO, TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACTS FOR THE MUNICIPAL BUILDING LED REPLACEMENT PHASE 2 PROJECT NO. 31942700, APPROPRIATING 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 Municipal Building LED Replacement Phase 2 Project No. 31942700.

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

FROM:	CIT Fund – Capital Improvements Restricted Account	\$ 2,000.00
TO:	Municipal Building LED Replacement Phase 2	\$ 2,000.00
	<i>Project #31942700</i>	

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 advertise for bids and enter into contracts for the Municipal Building LED Replacement Phase 2 Project No. 31942700, as well as appropriate funds, so that said project 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. 2024-108

AN ORDINANCE APPROPRIATING AND TRANSFERRING 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 and transferred:

FROM:	CIT Fund – Capital Improvements Restricted Account	\$ 100,000.00
TO:	2024 Annual Street Resurfacing/Curb Repairs, <i>project no. 32840101</i>	\$ 100,000.00

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 appropriate and transfer funds so that the aforementioned annual street resurfacing/curb repairs projects may proceed expeditiously and be completed during this 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. 2024-109

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO, TO FILE FOR ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT (EECBG) FUNDS, AND IF AWARDED, SIGN THE AGREEMENT(S) IN ORDER TO RECEIVE FUNDS FROM THE U.S. DEPARTMENT OF ENERGY FOR THE INSTALLATION OF NEW ENERGY EFFICIENT WINDOWS AND DOORS AT THE CITY OF FINDLAY AIRPORT, LOCATED AT 1615 GRAY STREET, FINDLAY, OHIO, AS WELL AS AUTHORIZE THE HANCOCK REGIONAL PLANNING COMMISSION TO IMPLEMENT THE EECBG PROGRAM FOR THE AFOREMENTIONED VOUCHER APPLICATION, AND DECLARING AN EMERGENCY.

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 Mayor of the City of Findlay, Ohio, Hancock County, State of Ohio be and she is hereby authorized to file for said Energy Efficiency and Conservation Block Grant (EECBG) funds and sign the necessary agreement(s) with the U.S. Department of Energy for the installation of new energy efficient windows and doors at the City of Findlay Airport, as well as authorize the Hancock Regional Planning Commission to implement the EECBG Program for the aforementioned voucher application.

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 filing and signing of said grant agreement(s) in order to receive and utilize the aforementioned grant funds, as well as authorize the Hancock Regional Planning Commission to implement the EECBG Program for said voucher application;

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 _____

SEPTEMBER 17, 2024

THE FOLLOWING IS THE NEW LEGISLATION TO BE PRESENTED TO THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO, AT THE TUESDAY, SEPTEMBER 3, 2024 MEETING.

RESOLUTIONS

- 028-2024 A RESOLUTION STATING WHAT SERVICES THE CITY OF FINDLAY, OHIO, WILL PROVIDE TO THE TERRITORY PROPOSED TO BE ANNEXED TO THE CITY OF FINDLAY, OHIO, SITUATED IN ALLEN TOWNSHIP, COUNTY OF HANCOCK, STATE OF OHIO, AND BEING A PART OF THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 31, AND THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 36, T2N, R11E, A TRACT OF LAND CONSISTING OF 21.724 ACRES OF LAND, MORE OR LESS (HEREINAFTER REFERRED TO AS THE CR 220/99 (SHEETZ ANNEXATION).
- 029-2024 A RESOLUTION TRANSFERRING FUNDS WITHIN APPROPRIATED FUNDS AND DECLARING AN EMERGENCY.

ORDINANCES

- 2024-110 AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR, AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO APPLY FOR AND EXECUTE THE NECESSARY GRANT APPLICATION(S) AND AGREEMENT(S) TO RECEIVE GRANT FUNDS FROM THE OHIO PUBLIC WORKS COMMISSION FOR PHASE II OF THE REPLACEMENT WATERLINE ON MORRICAL BOULEVARD RUNNING UNDER I-75 TO THE EXISTING 12-INCH MAIN ON LIMA AVENUE, AND DECLARING AN EMERGENCY.
- 2024-111 AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO, TO ADVERTISE FOR BIDS WHERE REQUIRED AND ENTER INTO A CONTRACTS FOR CONSTRUCTION OF VARIOUS PROJECTS IN ACCORDANCE WITH THE 2024 DEPARTMENT EQUIPMENT LIST, APPROPRIATING AND TRANSFERRING FUNDS FOR SAID CAPITAL EXPENDITURES, AND DECLARING AN EMERGENCY.
- 2024-112 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

RESOLUTION NO. 028-2024

A RESOLUTION STATING WHAT SERVICES THE CITY OF FINDLAY, OHIO, WILL PROVIDE TO THE TERRITORY PROPOSED TO BE ANNEXED TO THE CITY OF FINDLAY, OHIO, SITUATED IN ALLEN TOWNSHIP, COUNTY OF HANCOCK, STATE OF OHIO, AND BEING A PART OF THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 31, AND THE NORTHEAST AND SOUTHEAST QUARTER OF SECTION 36, T2N, R11E, A TRACT OF LAND CONSISTING OF 21.724 ACRES OF LAND, MORE OR LESS (HEREINAFTER REFERRED TO AS THE CR 220/99 (SHEETZ ANNEXATION)).

WHEREAS, Ohio Revised Code 709.03 (D) requires a statement from the municipal legislative authority stating what services, if any, that will be provided to the territory proposed to be annexed upon annexation, and approximately when they will be furnished, and;

WHEREAS, it is the desire of this Council to provide said statement in compliance with said Revised Code Section.

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

SECTION 1: That in the event the Hancock County Commissioners should approve the petition for annexation of the subject property referenced above and should the legislative authority of the City of Findlay, Ohio, annex said property, it is the intent of this Council to make available the following services:

- a) street lighting
- b) street maintenance
- c) water distribution system
- d) sanitary sewer system
- e) storm sewer system
- f) engineering services
- g) full-time police protection
- h) full-time fire protection

All of which services will be available to said property upon completion of the annexation.

SECTION 2: That the purpose of this Resolution is not to legally bind the City of Findlay to the rendering of the above referenced services but rather to comply with said Revised Code Section so that the Commissioners may take action upon said annexation petition and further, to represent that this property like all other property within the incorporated limits of the City of Findlay, Ohio, shall be afforded the same services.

SECTION 3: 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 _____

RESOLUTION NO. 029-2024

A RESOLUTION TRANSFERRING FUNDS WITHIN APPROPRIATED FUNDS AND DECLARING AN EMERGENCY.

NOW, THEREFORE, BE IT RESOLVED 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 is hereby authorized to transfer the following sums to the following accounts and/or projects:

FROM:	Emory-Fort Findlay Playground #31931200	\$ 311,030.00
TO:	Howard Run Ditch Cleaning #32549500	\$ 311,030.00

SECTION 2: That this Resolution 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 said transfer of already appropriated American Rescue Plan Act (ARPA) funds to the Emory-Fort Findlay Playground Project to be utilized for the engineering, construction, and maintenance fees of the Howard Run Ditch Cleaning Project.

WHEREFORE, this Resolution 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. 2024-110

AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR, AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO TO APPLY FOR AND EXECUTE THE NECESSARY GRANT APPLICATION(S) AND AGREEMENT(S) TO RECEIVE GRANT FUNDS FROM THE OHIO PUBLIC WORKS COMMISSION FOR PHASE II OF THE REPLACEMENT WATERLINE ON MORRICAL BOULEVARD RUNNING UNDER I-75 TO THE EXISTING 12-INCH MAIN ON LIMA AVENUE, AND DECLARING AN EMERGENCY.

WHEREAS, Council desires to authorize the Mayor, Service-Safety Director, and/or City Engineer of the City of Findlay, Ohio to apply for and execute the aforementioned grant application(s) and agreement(s) to receive grant funds from the Ohio Public Works Commission (OPWC) for a waterline replacement for the aforementioned area, and;

WHEREAS, said replacement waterline will be upgrading the current six inch (6") line to a twelve inch (12") main line for water quality and flow, and;

WHEREAS, there is no required City of Findlay matching share for this project.

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, Ohio be and they are hereby authorized to apply for and execute the necessary grant application(s) and agreement(s) to receive grant funds from the Ohio Public Works Commission (OPWC) for the aforementioned waterline replacement project.

SECTION 2: That the Auditor of the City of Findlay be and he is hereby authorized to execute any and all documents necessary to obtain and comply with said Federal funding.

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 apply for and execute the aforementioned grant application(s) and sign the necessary agreement(s) in order to receive and utilize grant funding.

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. 2024-111

AN ORDINANCE AUTHORIZING THE MAYOR, SERVICE-SAFETY DIRECTOR AND/OR CITY ENGINEER OF THE CITY OF FINDLAY, OHIO, TO ADVERTISE FOR BIDS WHERE REQUIRED AND ENTER INTO A CONTRACTS FOR CONSTRUCTION OF VARIOUS PROJECTS IN ACCORDANCE WITH THE 2024 DEPARTMENT EQUIPMENT LIST, APPROPRIATING AND TRANSFERRING FUNDS FOR SAID CAPITAL EXPENDITURES, 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 where necessary pursuant to law and enter into contracts for construction of various projects as set forth in the capital improvements program for the year 2024.

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

FROM:	CIT Fund – Capital Improvements Restricted Account	\$ 120,000.00
TO:	Municipal Building Door Locks #31932200	\$ 75,000.00
TO:	Roadway Resurfacing-Cemetery #31944500	\$ 40,000.00
TO:	HAN-Melrose/Broad Avenue Resurfacing PID117615 #32844200	\$ 5,000.00
FROM:	Water Fund	\$ 120,000.00
TO:	Morrical Waterline Replacement Phase I #35744600	\$ 40,000.00
TO:	S. West Street Waterline Replacement #35740400	\$ 80,000.00
FROM:	Sewer Fund	\$ 50,000.00
TO:	Western Avenue Sanitary Sewer Repair #35644700	\$ 25,000.00
TO:	Carnahan Avenue Sanitary Sewer Replacement #35644800	\$ 25,000.00

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 said funds so that said projects may proceed expeditiously.

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. 2024-112

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:	Airport Fund	\$ 250,000.00
TO:	Airport #25010000-other	\$ 250,000.00

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 additional fuel may be purchased for resale,

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 _____