

Office of the Mayor

Lydia L. Mihalik

ZONING DEPARTMENT

318 Dorney Plaza, Room 304

Findlay, OH 45840

Telephone: 419-424-7108 • Fax: 419-424-7120

www.findlayohio.com

ZONING OFFICE

2015 ANNUAL REPORT

SUBMITTED BY: Todd Richard

Although new housing starts remain stagnant, permit activity was steady in 2015. A total of 606 permits were issued in 2015, which was a 22% increase from 2014, having a construction value over \$54,000,000. More than 500 of those permits were closed out. The industrial and commercial activity remained strong.

The Marathon Petroleum campus project has continued to progress rapidly. A permit for the new hotel will be issued this year and it will be the last building to conclude the project.

The pace of new housing starts remains slow. Twenty-one new single family homes were constructed in 2015, which is six less than what was constructed in 2014. Fewer building lots are available for new construction. The influx of new jobs may have an interesting impact on new home construction and potentially new subdivisions over the next three years.

An economic recovery and sound fiscal management will allow the Zoning Office to add a staff person. A search will begin in the spring to find a replacement for the current administrator. The Zoning Office continues to get support from the Hancock Regional Planning Commission and the Engineering Department.

The zoning code was completed and adopted at the end of the year. This was a major task. It may undergo some minor modifications through the year. The next priority will be updating the Future Land Use Plan and zoning map.

Efforts continue on the Community Rating System. Many outstanding issues with FEMA have been resolved and there is hope that the city will become a candidate for the program this year.

The Zoning Office continues to make customer service the number one priority. The rapport with contractors, developers, consultants, and the public has remained positive and cooperative. In spite of the many duties, the interests and concerns of the public are the top priority. The Zoning Office will always strive for improvement in the efficiency, accuracy, and delivery of its duties.