

# FINDLAY CITY COUNCIL AGENDA

**REGULAR SESSION**

**July 3, 2018**

**COUNCIL CHAMBERS**

## **ROLL CALL of 2018-2019 Councilmembers**

### **ACCEPTANCE/CHANGES TO PREVIOUS CITY COUNCIL MEETING MINUTES:**

- Acceptance or changes to the June 19, 2018 Public Hearing to rezone 118 Center Street via Ordinance No. 2018-048.
- Acceptance or changes to the June 19, 2018 Regular Session City Council meeting minutes.

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

### **PROCLAMATIONS:** - none.

### **RECOGNITION/RETIREMENT RESOLUTIONS:**

**RESOLUTION NO. 015-2018** (*John Krynock retirement*) **requires three (3) readings** **first reading**  
A RESOLUTION COMMENDING JOHN KRYNOCK FOR THE EXCELLENCE OF HIS SERVICES TO THE CITY OF FINDLAY, OHIO.

### **PETITIONS:** - none.

### **WRITTEN COMMUNICATIONS:**

#### **Blanchard River Watershed Partnership President Elaine Reynolds -**

The EPA has changed their policy of watershed action plans being needed to receive certain federal grant money. The EPA now requires a nine element Non-Point Source Implementation Strategy (NPS-IS) plan instead. In order to address the sediment and debris behind the Riverside Dam at Riverside Park, an NPS-IS plan needs to be written for the City of Findlay Riverside Park-Blanchard River HUC-12 watershed. The Watershed Coordinator, Phil Martin, has written and received full endorsement of one (1) plan and written two (2) other plans that are in the review stage. The Findlay Hancock County Community Foundation has offered two thousand five hundred dollars (\$2,500) towards the writing of the plan. The Blanchard River Watershed Partnership (BRWP) wants to apply for a two thousand five hundred dollar (\$2,500) grant from Hancock-Wood Electric Cooperative to help cover the balance of the cost of writing the plan. The grant requires three (3) letters of support. The BRWP has received a letter of support from the Hancock County Commissioners and the Hancock Park District. Since removal of the sediment and debris behind the dam directly benefits the City of Findlay, the BRWP is asking the Findlay City Council to provide a letter of support. The BRWP is not asking for any money from the City. A letter of support from the City is requested.

#### **Email correspondence from Greg Mohr/Chris Neely – Ordinance No. 2018-058/tall grass**

We are asking Council to approve Ordinance No. 2018-058 to vacate unimproved streets Carrol Street and Benton Street. These “streets” remain from a neighborhood plan from the 1950s which was never improved. All other streets originally on this plan have been vacated by the City with only these two (2) remaining. The eastern part of Carrol Street is our primary concern as this planned “street” is quite close to our homes on Hawthorne Road. Even if the acreage to the south of our properties were to ever be developed, Carrol Street should be replatted further away from our homes. It was not a well planned development originally and would not work as a neighborhood today. The owner of the property to our south (830 East Sandusky Street) has ample access to his property and does not need an existing curb cut on Hawthorne Road. We do not want cars to be driven on this grassy right of way as our children and pets play in this area. The owner of 830 East Sandusky Street is also requesting the City to allow a portion of his property to be transformed into meadow. He has started a page on social media arguing that he wants to be allowed to have a “peaceful meadow”, a place that he can safely raise his children. We are not opposed to this concept and strongly believe that car traffic and unimproved roadways do not belong in this plan. We also as property owners should be entitled to this same safe environment for our families. We also want to address the issue of the tall grasses and weeds. This should be a compromise between all residents if larger properties will be permitted to allow their grass to grow unchecked, then stronger guidelines should be enforced to prevent junk from accumulating. There should also be an adequate setback from neighboring properties as we have seen an increase in rabbits, raccoons, snakes and rodents in our yards since there grasses have been allowed to grow at 830 East Sandusky Street. We reiterate that we are not opposed to a portion of this property to be converted to meadow land, but are insistent that it remain free of junk and debris.

### **ORAL COMMUNICATIONS:** - none.

### **REPORTS OF MUNICIPAL OFFICERS AND MUNICIPAL DEPARTMENTS:**

**Findlay Municipal Court Activities Report – May 2018.**

#### **City Auditor Staschiak – RLF Administration**

The Hancock Regional Planning Commission has submitted an invoice for their expenses/staff time for RLF administration for January 2018 through March 2018. This is now a routine request where Council has approved requesting the appropriation without going to committee each time. Legislation to authorize a draw from the Revolving Loan Fund account and appropriate \$1,691.41 from the RLF to General Expense #21010000-449400 to pay the invoice is requested. Ordinance No. 2018-066 was created. Filed.

**Traffic Commission minutes – April 16, 2018 and May 21, 2018.**

**City Planning Commission agenda – July 12, 2018; minutes – June 14, 2018.**

**City Auditor Staschiak – revenue estimates for fiscal year 2019**

The estimate revenues for the next fiscal year will be included in the July 17, 2018 City Council packet. This is the first step required under Ohio budgetary law and the figures are a best estimate of what is expected in revenues over the next eighteen (18) months. In order to meet the statutory requirements for the distribution of the local government money, this document should be accepted by Council at the July 17<sup>th</sup> meeting so it can then be filed with the County Auditor by no later than July 20. A motion for acceptance of the revenue estimates will be needed during the meeting on July 17<sup>th</sup>. As required by statute, the Council Clerk has scheduled a public hearing for that night before the meeting, notice of which will be published ten (10) days before the hearing, during which period two (2) copies will be available for public inspection in the Auditor’s Office. A Public hearing is scheduled for July 17, 2018 at 6:40pm.

**Mayor Mihalik – Downtown Design Review Board Committee Member appointment**

Mayor Mihalik is requesting Josette Brinkman, Signed by Josette be appointed to the Downtown Design Review Board, term will expire on December 31, 2020 to fill the unexpired term of Angela Debosky. This appointment require Council's confirmation.

**Hancock Regional Planning Commission Director Cordonnier – amendment to the Findlay Zoning Code**

Hancock Regional Planning Commission respectfully submits three (3) text amendments to the City of Findlay Zoning Code.

The first proposed change expands the number of citizens notified when an item goes through Planning Commission. Section 1113.15 of the zoning code requires that only those properties adjacent to a proposed project be notified. The zoning text amendment requires that all property owners who are located within 250 feet of the applicants property perimeter be notified. Attached are maps showing the difference between the old and proposed ordinance. Additionally, the proposed ordinance would require a sign by posted on the applicants property that has an item before the planning commission. The City of Findlay would have signage made that indicates the property is going before planning commission and to call 419-424-7094 for more information.

The second proposed change is to the setbacks in the C-3 Downtown District. The text amendment would require that buildings on Main Street, Main Cross, and Sandusky Street be constructed within 5 feet of the street right-of-way. Additionally, it requires that buildings have a minimum width equal to 60 percent of the lot width. These proposed changes would only apply to those building or lots that are zoned C-3.

The third proposed change adds the definition of small wind turbine to the definition section of the zoning code. Ordinance No. 2018-067 was created. Needs to be referred to the City Planning Commission.

**Ward 3 Councilmember Dina Ostrander, Ward 5 Councilmember John Harrington, At Large Councilmember Grant Russel – enable Zoning personnel enforcement rights in the right-of-way.**

The undersigned hereby request that legislation be drawn up to enable the Zoning Administrator to enforce applicable City Ordinances in right-of-way areas within the City of Findlay. Please add this legislation to the July 3, 2018 agenda. Ordinance No. 2018-068 was created.

**Service Director/Acting City Engineer Thomas – slope mowers**

In the 2019 Capital Improvement Plan, the Water Department is looking to replace the slope mower for mowing the banks at the reservoir. They had some demos to look at the various types of mowers to see what they would prefer and to get a better idea on the pricing. The mower that they would like to purchase has a 12 foot mowing deck. The company has stopped producing this mower but will continue to make parts and offer support for the mowers that have already been produced. There is currently 1 mower left and it is on hold until July 19<sup>th</sup> (there are 6 other municipalities that have shown interest in this mower). Water Pollution Control is also planning to replace a slope mower next year. We asked the manufacturer if there would be a discount if both mowers were purchased as a package. The discount would be \$7,782.33 if both mowers are purchased together. If Council wishes to refer this to the Appropriations Committee for discussion, he would be happy to discuss it in further detail. Due to the time restraint on the larger mower, legislation was created now in order to receive its first reading before the Appropriations Committee meeting. If the committee does not recommend the purchase of the mowers at this time, the legislation can then be pulled. Ordinance No. 2018-071 was created.

FROM: Water Fund	\$ 131,695
TO: Supply Reservoir #25073000-other	\$ 131,695
FROM: Sewer Fund	\$ 46,901
TO: WPC #25061000-other	\$ 46,901

**COMMITTEE REPORTS:** - none.

**LEGISLATION:**

**RESOLUTIONS**

**RESOLUTION NO. 013-2018** (*Lonetree Dr annexation - services City will provide*) **requires three (3) readings** **second reading**  
A RESOLUTION STATING WHAT SERVICES THE CITY OF FINDLAY, OHIO, WILL PROVIDE TO THE TERRITORIES PROPOSED TO BE ANNEXED TO THE CITY OF FINDLAY, OHIO, SITUATED IN MARION TOWNSHIP, COUNTY OF HANCOCK, STATE OF OHIO BEING A PART OF THE SOUTHEAST FORTH (1/4) OF SECTION 9, T1N, R11E, A TRACT OF LAND CONSISTING OF 0.2789 ACRES OF LAND FOR PARCEL A, 0.2777 ACRES FOR PARCEL B, AND 0.277 ACRES OF LAND FOR PARCEL C.

**RESOLUTION NO. 015-2018**

See page 1 (**RECOGNITION/RETIREMENT RESOLUTIONS**section).

## **ORDINANCES**

- ORDINANCE NO. 2018-054** (*Sandusky Street Waterline Extension to Dold Farms, Project No. 35780400*) requires three (3) readings **third reading**  
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.
- ORDINANCE NO. 2018-055** (*Blanchard River Greenway Trail extension*) requires three (3) readings **third reading**  
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS AND DECLARING AN EMERGENCY.
- ORDINANCE NO. 2018-056** (*Miracle Field expansion*) requires three (3) readings **third reading**  
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS AND DECLARING AN EMERGENCY.
- ORDINANCE NO. 2018-057** requires three (3) readings **third reading**  
(*Concord Ct/Milton St/Summit St/Woodworth Dr/Merriweather Dr waterline replacement*)  
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.
- ORDINANCE NO. 2018-058, AS AMENDED** (*Carrol St/Benton St vacation*) requires three (3) readings **second reading**  
AN ORDINANCE VACATING A PORTION OF TWO (2) CERTAIN STREETS (HEREINAFTER REFERED TO AS CARROL STREET AND BENTON STREET VACATION) IN THE CITY OF FINDLAY, OHIO.
- ORDINANCE NO. 2018-059** (*221 Lima Ave rezone*) requires three (3) readings **second reading**  
AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS 221 LIMA AVENUE REZONE) WHICH PREVIOUSLY WAS ZONED "R2 SINGLE FAMILY, MEDIUM DENSITY" TO "M2 MULTI-FAMILY, HIGH DENSITY".
- ORDINANCE NO. 2018-060, AS AMENDED** (*239 E Foulke Ave rezone*) requires three (3) readings **second reading**  
AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS 239 EAST FOULKE AVENUE REZONE) WHICH PREVIOUSLY WAS ZONED "R2 SINGLE FAMILY, MEDIUM DENSITY" TO "R4 DUPLEX/TRIPLEX, HIGH DENSITY".
- ORDINANCE NO. 2018-065** (*Miracle League improvements*) requires three (3) readings **first reading**  
AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO, TO ENTER INTO A CAPITAL IMPROVEMENT COMMUNITY PARK, RECREATION/CONSERVATION PROJECT PASS THROUGH GRANT AGREEMENT WITH THE OHIO DEPARTMENT OF NATURAL RESOURCES FOR PLAYGROUND EQUIPMENT, BENCHES AND A SHELTER HOUSE TO BE CONSTRUCTED AT THE MIRACLE LEAGUE, AND DECLARING AN EMERGENCY.
- ORDINANCE NO. 2018-066** (*RLF administration*) requires three (3) readings **first reading**  
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.
- ORDINANCE NO. 2018-067** (*zoning code changes*) requires three (3) readings **first reading**  
AN ORDINANCE REPLACING CHAPTER 1113.15, ENTITLED PUBLIC NOTICE, CHAPTER 1137.04 ENTITLED LOT REQUIREMENTS, CHAPTER 1161.14 ENTITLED ALTERNATIVE ENERGY, AND CHAPTER 1174 ENTITLED DEFINITIONS, ENACTING NEW CHAPTER 1137.05 ENTITLED BUILDING WIDTH, AND RENUMBRING CHAPTER 1137.05 ENTITLED APPLICABLE CHAPTERS TO NOW BE CHAPTER 1137.06, ALL OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO.
- ORDINANCE NO. 2018-068** (*Zoning personnel enforcement rights in right-of-way*) requires three (3) readings **first reading**  
AN ORDINANCE ENABLING THE CITY OF FINDLAY ZONING DEPARTMENT PERSONNEL ENFORCEMENT RIGHTS WITHIN RIGHT-OF-WAY AREAS WITHIN CITY LIMITS, AND DECLARING AN EMERGENCY.
- ORDINANCE NO. 2018-069** (*Humble Robinson annexation – rezone*) requires three (3) readings **first reading**  
AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY ZONING THE FOLLOWING DESCRIBED PROPERTY AS I-1 LIGHT INDUSTRIAL AND M-2 MULTIPLE-FAMILY RESIDENTIAL (HEREINAFTER REFERRED TO AS THE HUMBLE ROBINSON ANNEXATION).
- ORDINANCE NO. 2018-070** (*Humble Robinson annexation – accept & approve the annexation*) requires three (3) readings **first reading**  
AN ORDINANCE ACCEPTING AND APPROVING AN APPLICATION FOR ANNEXATION OF TERRITORY SITUATED IN THE TOWNSHIP OF MARION, COUNTY OF HANCOCK, STATE OF OHIO, AND SITUATED IN THE SOUTHWEST FOURTH (1/4) OF SECTION 5, T1N, R11E, A TRACT OF LAND CONSISTING OF 49.068 ACRES OF LAND, MORE OR LESS (HEREINAFTER REFERED TO AS THE HUMBLE ROBINSON ANNEXATION).
- ORDINANCE NO. 2018-071** (*slope mowers*) requires three (3) readings **first reading**  
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

## **UNFINISHED BUSINESS:**

OLD BUSINESS  
NEW BUSINESS



**Blanchard River Watershed Partnership**  
**P.O. Box 1237**  
**Findlay, OH. 45839-1237**  
**brwp1237@gmail.com**

**Elaine P Reynolds, President**  
**419.306.1725**

**Phil Martin, Coordinator**  
**419.422.6487**

June 26, 2018

City of Findlay Council  
%Ron Monday, President  
318 Dorney Plaza  
Findlay, Ohio 45840

Dear Mr. Monday,

As you know the EPA has changed their policy of watershed action plans being needed to receive certain federal grant money. The EPA now requires a nine element Non-Point Source Implementation Strategy plan (NPS-IS) instead. In order to address the sediment and debris behind Riverside Dam at Riverside Park, an NPS-IS plan needs to be written for the City of Findlay Riverside Park-Blanchard River HUC-12 watershed. Our Watershed Coordinator, Phil Martin, has written and received full endorsement of one plan and written two other plans that are in the review stage.

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Thank you,

Sincerely,

  
Elaine P Reynolds, President

## Denise Devore

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**Subject:**

FW: Ordinance 2018-058/ Tall grasses

City Council Members--

We are asking Council to approve Ordinance 2018-058 to vacate unimproved streets Carrol Street and Benton St. These "streets" remain from a neighborhood plan from the 1950's which was never improved. All other streets originally on this plan have been vacated by the city with only these two remaining. The eastern part of Carrol St is our primary concern as this planned "street" is quite close to our homes on Hawthorne Rd. Even if the acreage to the south of our properties were to ever be developed, Carrol St should be replatted further away from our homes. It was not a well planned development originally and would not work as a neighborhood today.

The owner of the property to our south (830 E. Sandusky St) has ample access to his property and does not need an existing curb cut on Hawthorne Rd. We do not want cars to be driven on this grassy right of way as our children and pets play in this area. The owner of 830 E. Sandusky is also requesting the city to allow a portion of his property to be transformed into meadow. He has started a page on social media arguing that he wants to be allowed to have a "peaceful meadow", a place that he can safely raise his children. We are not opposed to this concept and strongly believe that car traffic and unimproved roadways do not belong in this plan. We, also as properties owners, should be entitled to this same safe environment for our families.

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Sincerely,

Greg Mohr/Chris Neely

841 Hawthorne Rd

Pam Barto

831 Hawthorne Rd

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

Court: **FINDLAY MUNICIPAL COURT** Judge: **MARK C MILLER**

Date of completion of most recent physical inventory

03/08/2018

Report for the month of: **May 2018**

	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	175	66	129	1	16	2	0	389	0
New cases filed	39	10	51	0	2	3	0	105	0
Cases transferred in, reactivated or redesignated	8	0	2	0	0	0	0	10	0
<b>TOTAL (Add lines 1-3)</b>	<b>222</b>	<b>76</b>	<b>182</b>	<b>1</b>	<b>18</b>	<b>5</b>	<b>0</b>	<b>504</b>	<b>0</b>
Jury trial	0	0	0	0	0	0	0	0	0
Court trial	4	1	1	0	0	1	0	7	1
Default				0	0	0	0	0	0
Guilty or no contest plea to original charge	31	21	41					93	10
Guilty or no contest plea to reduced charge	5	1	3					9	1
Dismissal for lack of speedy trial (criminal) or want of prosecution (civil)	0	0	0	0	0	0	0	0	0
Other Dismissals	28	4	4	0	1	0	0	37	1
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	1	1	3	0	0	0	0	5	0
Bankruptcy stay or interlocutory appeal	0	0	0	0	0	0	0	0	0
Other terminations	1	1	0	0	0	0	0	2	0
<b>TOTAL (Add lines 5-16)</b>	<b>70</b>	<b>29</b>	<b>52</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>153</b>	<b>0</b>
Pending end of period (Subtract line 17 from line 4)	152	47	130	1	17	4	0	351	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

FTP 6/12/2018

**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

MARK C MILLER

Date

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

Date

MARK C MILLER

Date

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

Court: **FINDLAY MUNICIPAL COURT** Judge: **MARK C MILLER**

Report for the month of: **May 2018**

	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	1	95	12	429	14	558	57	1	168	1335
New cases filed	8	176	36	1359	1	183	31	1	84	1879
Cases transferred in, reactivated or redesignated	0	19	1	47	0	2	1	0	0	70
<b>TOTAL (Add lines 1-3)</b>	<b>9</b>	<b>290</b>	<b>49</b>	<b>1835</b>	<b>15</b>	<b>743</b>	<b>89</b>	<b>2</b>	<b>252</b>	<b>3284</b>
Trial/Hearing by judge (include bindover by preliminary hearing, guilty or no contest pleas and defaults)	0	39	3	21	1	118	10	0	0	192
Hearing by Magistrate (Include guilty or no contest pleas and defaults)		12	3	86	0	0	0	0	65	166
Transfer (Include waivers of preliminary hearing and individual judge assignments)	3	83	24	94	0	7	4	0	2	217
Dismissal for lack of speedy trial (criminal) or want of prosecution (civil)	0	0	0	0	0	6	0	0	0	6
Other dismissals (Include dismissals at preliminary hearing)	1	7	0	2	0	39	11	0	31	91
Violations Bureau		1		925						926
Unavailability of party for trial or sentencing	0	22	4	53	0	0	0	0	0	79
Bankruptcy stay or interlocutory appeal	0	0	0	0	0	0	0	0	0	0
Other terminations	0	23	1	53	0	0	0	0	0	77
<b>TOTAL (Add lines 5-13)</b>	<b>4</b>	<b>187</b>	<b>35</b>	<b>1234</b>	<b>1</b>	<b>170</b>	<b>25</b>	<b>0</b>	<b>98</b>	<b>1754</b>
Pending end of period (Subtract line 14 from line 4)	5	103	14	601	14	573	64	2	154	1530
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

*FTP 6/12/2018*

**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

MARK C MILLER \_\_\_\_\_ Date \_\_\_\_\_  
Preparer's name and telephone number if other than judge (print or type) \_\_\_\_\_ Date \_\_\_\_\_

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: **May 2018**

Date of completion of most recent physical inventory  
  
07/21/2017

	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	186	79	121	2	13	2	0	403	0
New cases filed	44	14	43	0	5	1	0	107	0
Cases transferred in, reactivated or redesignated	14	0	6	0	0	0	0	20	0
<b>TOTAL (Add lines 1-3)</b>	<b>244</b>	<b>93</b>	<b>170</b>	<b>2</b>	<b>18</b>	<b>3</b>	<b>0</b>	<b>530</b>	<b>0</b>
Jury trial	0	0	0	0	0	0	0	0	0
Court trial	2	1	3	0	0	1	0	7	2
Default				0	0	0	0	0	0
Guilty or no contest plea to original charge	25	17	39					81	17
Guilty or no contest plea to reduced charge	6	3	1					10	2
Dismissal for lack of speedy trial(criminal) or want of prosecution (civil)	0	0	0	0	0	0	0	0	0
Other Dismissals	22	3	5	0	1	0	0	31	5
Transfer to another judge or court	1	0	0	0	0	0	0	1	0
Referral to private judge				0	0	0	0	0	0
Unavailability of party for trial or sentencing	10	1	3	0	0	0	0	14	0
Bankruptcy stay or interlocutory appeal	0	0	0	0	0	0	0	0	0
Other terminations	0	2	1	0	0	0	0	3	0
<b>TOTAL (Add lines 5-16)</b>	<b>66</b>	<b>27</b>	<b>52</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>147</b>	<b>0</b>
Pending end of period (Subtract line 17 from line 4)	178	66	118	2	17	2	0	383	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

FTP 6/12/2018

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

ALAN D HACKENBERG \_\_\_\_\_ Date \_\_\_\_\_

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

MARK C MILLER \_\_\_\_\_ Date \_\_\_\_\_

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

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

RECEIPTS DEPOSITED:

ALCOHOL MONITORING	\$3,161.58	\$14,384.68	\$4,483.95	\$20,229.49
BOND FEES	\$875.00	\$2,900.00	\$825.00	\$3,975.00
CIVIL DEPOSIT TENDERS	\$3,030.36	\$5,651.62	\$1,000.00	\$4,015.00
COURT COST	\$79,385.85	\$372,310.53	\$73,394.93	\$359,539.32
DUI ENFORCEMENT	\$4,460.20	\$20,442.64	\$4,129.77	\$21,733.80
ELECTRONIC IMAGING	\$5,900.50	\$25,745.95	\$5,722.28	\$27,421.82
FINES & FORFEITURES	195,805.50	\$993,070.32	209,323.82	\$993,724.82
FUND REIMBURSEMENT	\$0.00	\$0.00	\$0.00	\$0.00
INDIGENT DRIVER ALCOHOL	\$930.80	\$4,765.30	\$661.50	\$3,341.60
INMATE MEDICAL EXPENSE	\$0.00	\$0.00	\$0.00	\$56.00
INTEREST	\$74.05	\$333.96	\$13.76	\$65.33
JAIL HOUSING	\$10,164.03	\$70,500.79	\$8,999.86	\$59,090.89
JAIL REIMBURSEMENT	\$737.77	\$4,289.96	\$313.00	\$1,567.10
LEGAL RESEARCH	\$4.00	\$19.00	\$10.50	\$28.36
MEDIATION	\$1,896.20	\$8,128.50	\$1,804.40	\$8,653.78
MISCELLANEOUS	\$40,822.89	\$173,875.43	\$34,588.78	\$184,020.56
MUNI COURT COMPUTERIZATION	\$5,915.74	\$25,790.21	\$5,734.62	\$27,343.91
MUNI COURT IMPROVEMENT	\$18,743.81	\$80,665.22	\$18,388.31	\$86,970.13
RESTITUTION	\$188.00	\$1,149.53	\$2,439.51	\$4,391.33
SPECIAL PROJECTS	\$30,636.67	\$132,419.94	\$29,860.30	\$142,192.86
STATE PATROL	\$34,755.64	\$147,509.73	\$34,258.53	\$163,018.40
TRAFFIC/CRIMINAL BONDS	\$10,106.75	\$44,230.68	\$4,856.92	\$45,961.48
	<u>447,595.34</u>	<u>\$2,128,183.99</u>	<u>440,809.74</u>	<u>\$2,157,340.98</u>

DISTRIBUTIONS:

ALCOHOL MONITORING	\$3,161.58	\$14,384.68	\$4,483.95	\$20,229.49
BOND FEES	\$875.00	\$2,825.00	\$825.00	\$3,950.00
CIVIL DEPOSIT TENDERS	\$350.00	\$2,050.00	\$360.00	\$2,975.00
COURT COST	\$79,280.85	\$371,393.79	\$73,257.93	\$359,247.25
DUI ENFORCEMENT	\$4,436.61	\$20,415.52	\$4,126.38	\$21,716.85
ELECTRONIC IMAGING	\$5,894.50	\$25,691.95	\$5,710.28	\$27,400.82
FINES & FORFEITURES	195,962.36	\$992,530.11	208,869.35	\$989,466.97
FUND REIMBURSEMENT				
INDIGENT DRIVER ALCOHOL	\$930.80	\$4,765.30	\$661.50	\$3,341.60
INMATE MEDICAL EXPENSE				\$56.00
INTEREST	\$74.05	\$333.96	\$13.76	\$65.33
JAIL HOUSING	\$10,164.03	\$70,500.79	\$8,300.86	\$56,407.89
JAIL REIMBURSEMENT	\$737.77	\$4,289.96	\$313.00	\$1,567.10
LEGAL RESEARCH	\$4.00	\$19.00	\$10.50	\$28.36
MEDIATION	\$1,894.20	\$8,112.50	\$1,802.40	\$8,646.78
MISCELLANEOUS	\$53,171.63	\$252,989.53	\$45,764.87	\$235,379.57
MUNI COURT COMPUTERIZATION	\$5,909.74	\$25,736.21	\$5,722.62	\$27,322.91
MUNI COURT IMPROVEMENT	\$18,723.81	\$80,513.22	\$18,355.31	\$86,907.13
RESTITUTION	\$100.00	\$961.53	\$2,349.51	\$4,327.73
SPECIAL PROJECTS	\$30,604.67	\$132,147.94	\$29,804.30	\$142,089.86
STATE PATROL	\$34,715.64	\$147,154.73	\$34,228.53	\$162,883.40
	<u>446,991.24</u>	<u>\$2,156,815.72</u>	<u>444,960.05</u>	<u>\$2,154,010.04</u>

DISTRIBUTED TO:

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

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

	*****CURRENT YEAR***** MTD	*****CURRENT YEAR***** YTD	*****LAST YEAR***** MTD	*****LAST YEAR***** YTD
CITY OF FINDLAY	209,983.90	\$997,390.99	194,118.92	\$979,206.51
HANCOCK COUNTY	\$24,329.21	\$126,617.43	\$26,731.31	\$142,716.15
OTHERS	133,902.42	\$713,669.75	144,983.85	\$668,924.45
STATE OF OHIO	\$89,391.29	\$382,633.10	\$88,053.39	\$421,266.27
	<u>457,606.82</u>	<u>\$2,220,311.27</u>	<u>453,887.47</u>	<u>\$2,212,113.38</u>

  
 MARK C. MILLER, JUDGE

  
 ALAN D. HACKENBERG, JUDGE

DISCLAIMER: RECEIPTS COLLECTED ARE NOT TO BE CONFUSED WITH RECEIPTS DEPOSIT



# 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

June 22, 2018

The Honorable Council  
Findlay, Ohio 45840

RE: Revolving Loan Fund Administration

Dear Council Members:

The Hancock Regional Planning Commission has submitted an invoice for their expenses/staff time for RLF administration for January 2018 through March 2018. I have attached a copy for your reference.

This is now a routine request, and you have approved requesting the appropriation without going to committee each time. I have therefore asked the Director of Law to place legislation on your agenda to authorize a draw from the Revolving Loan Fund account and appropriate \$1,691.41 from the RLF to General Expense #21010000-449400 to pay the invoice.

Respectfully submitted,

Jim Staschiak II  
City Auditor

Cc: Don Rasmussen  
File



Hancock Regional Planning Commission  
318 Dorney Plaza  
Suite 304  
Findlay, OH 45840 US  
(419)424-7094  
sleary@findlayohio.com

## INVOICE

**BILL TO**  
City of Findlay  
Revolving Loan Fund

**INVOICE # 1119**  
**DATE 06/18/2018**

DESCRIPTION	QTY	PRICE EACH	AMOUNT
<b>Charges</b> January 2018 through March 2018			
<b>Cordonnier</b> Professional Services - Hourly Rate	7.75	42.16	326.74
<b>Leary</b> Professional Services - Hourly Rate	34.25	31.27	1,071.00
<b>Mercer</b> Professional Services - Hourly Rate	9.75	30.12	293.67

BALANCE DUE

**\$1,691.41**

RECEIVED  
JUN 18 2018  
AUDITOR

Date	Employee	Project	Billable	Hours	Comment
3-Jan-18	Cordonnier, Matthew	FINDLAY RLF	Y	2.00	Met with new applicant
3-Jan-18	Leary, Sherri	FINDLAY RLF	Y	1.75	Followup discussions with Sherri and Jake regarding new client. Phone call from Tim Thwaits regarding Rolling Thunder current business status and payment plan. Discussions with Jake and Matt regarding their meeting with new client. Setup new files.
3-Jan-18	Mercer, Jacob	FINDLAY RLF	Y	5.50	Met with new applicant Followup discussions with Sherri and Matt. 106 letter for Environmental Review Visited site to take pictures for Environmental Review.
10-Jan-18	Leary, Sherri	FINDLAY RLF	Y	0.25	Telephone call from potential RLF client.
22-Jan-18	Leary, Sherri	FINDLAY RLF	Y	0.25	Various Email communications regarding Cedar Valley
23-Jan-18	Leary, Sherri	FINDLAY RLF	Y	4.25	Entered loan payments in Quicken. Updated monthly spreadsheets. Prepared RLF client statements. Coord with Auditor on year-end numbers. Various Email communications regarding Cedar Valley
24-Jan-18	Cordonnier, Matthew	FINDLAY RLF	Y	0.25	Discussion with Sherri regarding Cedar Valley's response to accountant's review.
24-Jan-18	Leary, Sherri	FINDLAY RLF	Y	0.75	Various Email communications with Cedar Valley regarding request for release of mortgage. Discussed with Matt.
25-Jan-18	Leary, Sherri	FINDLAY RLF	Y	3.50	Prepared Semi-Annual reports and submitted to the State.
29-Jan-18	Cordonnier, Matthew	FINDLAY RLF	Y	0.25	Discussed Cedar Valley's response with Sherri.
29-Jan-18	Leary, Sherri	FINDLAY RLF	Y	0.50	Received email response from Cedar Valley. Discussed with Matt and forwarded email to Accountant for further review along with our comments.
26-Jan-18	Cordonnier, Matthew	FINDLAY RLF	Y	0.50	Phone call with State rep to discuss status of job benefit verifications.
26-Jan-18	Leary, Sherri	FINDLAY RLF	Y	1.50	Phone call with Matt and State rep to discuss status of job benefit verifications and requirements. Made phone calls to Clients regarding steps for job benefit verifications.

Date	Employee	Project	Billable	Hours	Comment
5-Feb-18	Cordonnier, Matthew	FINDLAY RLF	Y	1.50	Discussions with Sherri and Jake regarding updating the RLF brochure and sending out marketing emails to local bankers. Discussed additional marketing strategies to get the RLF program more activity.
5-Feb-18	Leary, Sherri	FINDLAY RLF	Y	2.50	Discussions with Matt and Jake regarding updating the RLF brochure and sending out marketing emails to local bankers. Discussed additional marketing strategies to get the RLF program more activity. Began updating RLF brochure.
5-Feb-18	Mercer, Jacob	FINDLAY RLF	Y	1.50	Discussions with Sherri and Matt regarding updating the RLF brochure and sending out marketing emails to local bankers. Discussed additional marketing strategies to get the RLF program more activity.
7-Feb-18	Cordonnier, Matthew	FINDLAY RLF	Y	0.50	Reviewed changes to RLF brochure with Sherri and requested additional changes.
7-Feb-18	Leary, Sherri	FINDLAY RLF	Y	2.50	Made changes to RLF brochure in Publisher. Reviewed changes with Matt. Made additional changes to brochure.
13-Feb-18	Leary, Sherri	FINDLAY RLF	Y	2.25	Phone call from Tim Thwaits regarding payments made.  Worked on job benefit verifications.  Made calls to clients regarding documentation needed.
14-Feb-18	Leary, Sherri	FINDLAY RLF	Y	0.25	Called Amspaugh regarding change in payments.
15-Feb-18	Leary, Sherri	FINDLAY RLF	Y	3.75	Entered loan payments in Quicken. Updated monthly spreadsheets. Prepared RLF client statements.
22-Feb-18	Cordonnier, Matthew	FINDLAY RLF	Y	0.25	Discussion with Sherri regarding Vitos.
22-Feb-18	Leary, Sherri	FINDLAY RLF	Y	0.50	Discussion with Matt regarding Vitos. Reviewed email from Barb and prepared response requesting official settlement proposal to present to board.
27-Feb-18	Cordonnier, Matthew	FINDLAY RLF	Y	1.75	Participated in a meeting with potential client (Mexican Restaurant). Followup discussions with Sherri and Jake.
27-Feb-18	Leary, Sherri	FINDLAY RLF	Y	0.50	Discussion with Jake and Matt regarding potential new RLF customer.
27-Feb-18	Mercer, Jacob	FINDLAY RLF	Y	1.75	Met with Joey Rowan about his Mexican Restaurant at 119 E. Crawford Street.

Date	Employee	Project	Billable	Hours	Comment
5-Mar-18	Leary, Sherri	FINDLAY RLF	Y	1.00	Began preparation of lender database
14-Mar-18	Leary, Sherri	FINDLAY RLF	Y	2.00	Additional work on lender database. Made phone calls and updated database.
16-Mar-18	Leary, Sherri	FINDLAY RLF	Y	0.50	Reviewed response from Vitos with Matt. Sent return response.
20-Mar-18	Leary, Sherri	FINDLAY RLF	Y	1.00	Meeting with potential RLF client and Matt.
21-Mar-18	Cordonnier, Matthew	FINDLAY RLF	Y	0.50	Discussed potential RLF client with Jake and Sherri. Jake to followup with questions to the State.
21-Mar-18	Leary, Sherri	FINDLAY RLF	Y	0.50	Discussed potential RLF client with Jake and Matt. Jake to followup with questions to the State.
21-Mar-18	Mercer, Jacob	FINDLAY RLF	Y	0.75	Discussed potential RLF client with Matt and Sherri. Called State to ask questions.
23-Mar-18	Cordonnier, Matthew	FINDLAY RLF	Y	0.25	Discussion with Sherri and Jake regarding state's requirements for financial match on working capital. Sherri to followup with Client.
23-Mar-18	Leary, Sherri	FINDLAY RLF	Y	0.50	Discussion with Matt and Jake regarding state's requirements for financial match on working capital. Prepared and sent followup email to potential client.
23-Mar-18	Mercer, Jacob	FINDLAY RLF	Y	0.25	Discussion with Sherri and Matt regarding state's requirements for financial match on working capital. Sherri to followup with Client.
26-Mar-18	Leary, Sherri	FINDLAY RLF	Y	3.75	Entered loan payments in Quicken. Updated monthly spreadsheets. Prepared RLF client statements.

11.00

# TRAFFIC COMMISSION

City of Findlay

April 16, 2018

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## MINUTES

### **ATTENDANCE:**

**MEMBERS PRESENT:** Safety Director Paul Schmelzer, Service Director/Acting City Engineer Brian Thomas, Police Chief John Dunbar, Fire Chief Josh Eberle, Councilman Jim Slough.

**STAFF PRESENT:** Matt Stoffel, Public Works Superintendent; Kathy Launder, City Clerk.

**GUESTS PRESENT:** Michael Chiarelli, Kan Du Group.

### **NEW BUSINESS**

1. Request of Tom DeMuth, City of Findlay Traffic Signal Supervisor, to review the crosswalk signalization across Lima Avenue at Cooper Tire & Rubber Company leading from their corporate offices to their parking lot due to ailing equipment needing repaired or replaced.

DeMuth stated that the traffic signal equipment at Cooper Tire was installed in 1993. The hardware is wearing out and it is outdated equipment. In lieu of spending money to update the light, DeMuth suggested that it be converted to a regular crosswalk like West Main Cross Street. Schmelzer stated that an RFB similar to West Main Cross Street is no longer recognized under the Uniform Traffic Code. DeMuth stated that if it is not a federal or state highway, should be able to use the RFB. Not a traffic control device just an enhancement. Option A is to just stripe a sign the crosswalk. Option B is to install a HAWK device or overhead light. Option C is to replace the existing. Schmelzer stated the cost of this type of device is born by the entity that needs it. Cooper Tire needs to pay for a HAWK system or traffic signal or we will put back to a crosswalk. DeMuth stated that they will not be happy with a HAWK system. Schmelzer stated that he will talk with Cooper Tire about cost of traffic signal after DeMuth gets actual costs.

2. Request of Michael Chiarelli, Kan Du Group located at 17728 County Road 99, Findlay, for a traffic signal facing north at Speedway Drive to allow motorists to safely be able to turn left (east) from their facility as well as Flashover Sports.

Chiarelli stated that the Kan Du Group is the former Blanchard Valley Industries and moved to a County Road 99 location. It serves adults with disabilities. There will be 45-50 adults on location at a time. There is a concern of the safety of turning left out of the drive onto CR 99. A traffic signal would allow a safer turn. The entrance to the facility will be moved to line up with the existing traffic signal.

Schmelzer stated that usually the organization requesting an additional traffic signal would be responsible for the cost to purchase and install the signal. There may be grants or government funds available to cover the cost. Having a traffic signal there may spark additional development. Cost to install a new signal would be approximately \$15,000 if have to purchase all equipment. Schmelzer stated that if

the owner moves the drive the City would pay for the signal. Chiarelli stated that the owner is aware that they would have to move the entrance.

Motion to table request pending further discussion regarding combining the driveways, by Director Schmelzer, second by Councilman Slough. Motion passed 5-0.

3. Review of the intersection of Osborn Avenue and East Main Cross Street for a safer intersection.

Thomas stated that he had traffic counts taken and aerial footage taken of this intersection. Traffic count does not warrant a traffic signal or four way stop. Eastbound and westbound traffic have to move past stop bars to see into intersection to safely pass. Schmelzer stated that the issue is not going away. Should put up a four way stop at this intersection. DeMuth stated that we should install a solar operated flashing stop sign.

Motion to make the intersection of Osborn Avenue and East Main Cross Street a four way stop with "Stop Ahead" signs for southbound traffic and recommend a schematic be put together for examination by the Traffic Commission, by Director Schmelzer, second by Councilman Slough. Motion passed 5-0.

With no further business to discuss, the meeting adjourned. The next meeting of the City of Findlay Traffic Commission will be held on May 21, 2018 at 2:30 p.m. in the third floor conference room of the Municipal Building.

Respectfully submitted,



Kathy K. Launder  
City Clerk

# TRAFFIC COMMISSION

City of Findlay

May 21, 2018

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## MINUTES

### **ATTENDANCE:**

**MEMBERS PRESENT:** Service Director/Acting City Engineer Brian Thomas, Police Chief John Dunbar, Fire Chief Josh Eberle, Councilman Jim Slough.

**STAFF PRESENT:** Matt Stoffel, Public Works Superintendent; Tom De Muth and Jason Rayle, Traffic Lights; Zach Morris, Engineering.

**GUESTS PRESENT:** Matthew Fisk, Christopher Strzempka, Cathy Strzempka.

### **OLD BUSINESS**

1. Request of Tom DeMuth, City of Findlay Traffic Signal Supervisor, to review the crosswalk signalization across Lima Avenue at Cooper Tire & Rubber Company leading from their corporate offices to their parking lot due to ailing equipment needing repaired or replaced.

4/16/2018

DeMuth stated that the traffic signal equipment at Cooper Tire was installed in 1993. The hardware is wearing out and it is outdated equipment. In lieu of spending money to update the light, DeMuth suggested that it be converted to a regular crosswalk like West Main Cross Street. Schmelzer stated that an RFB similar to West Main Cross Street is no longer recognized under the Uniform Traffic Code. DeMuth stated that if it is not a federal or state highway, should be able to use the RFB. Not a traffic control device just an enhancement. Option A is to just stripe a sign the crosswalk. Option B is to install a HAWK device or overhead light. Option C is to replace the existing. Schmelzer stated the cost of this type of device is born by the entity that needs it. Cooper Tire needs to pay for a HAWK system or traffic signal or we will put back to a crosswalk. DeMuth stated that they will not be happy with a HAWK system. Schmelzer stated that he will talk with Cooper Tire about cost of traffic signal after DeMuth gets actual costs.

05/21/2018

No new information.

2. Request of Michael Chiarelli, Kan Du Group located at 17728 County Road 99, Findlay, for a traffic signal facing north at Speedway Drive to allow motorists to safely be able to turn left (east) from their facility as well as Flashover Sports.

4/16/2018

Chiarelli stated that the Kan Du Group is the former Blanchard Valley Industries and moved to a County Road 99 location. It serves adults with disabilities. There will be 45-50 adults on location at a time. There is a concern of the safety of turning left out of the drive onto CR 99. A traffic signal would allow a safer turn. The entrance to the facility will be moved to line up with the existing traffic signal.

Schmelzer stated that usually the organization requesting an additional traffic signal would be responsible for the cost to purchase and install the signal. There may be grants or government funds available to cover the cost. Having a traffic signal there may spark additional development. Cost to install a new signal would be approximately \$15,000 if have to purchase all equipment. Schmelzer stated that if the owner moves the drive the City would pay for the signal. Chiarelli stated that the owner is aware that they would have to move the entrance.

Motion to table request pending further discussion regarding combining the driveways, by Director Schmelzer, second by Councilman Slough. Motion passed 5-0.

05/21/2018

No new information.

3. Review of the intersection of Osborn Avenue and East Main Cross Street for a safer intersection.

04/16/2018

Thomas stated that he had traffic counts taken and aerial footage taken of this intersection. Traffic count does not warrant a traffic signal or four way stop. Eastbound and westbound traffic have to move past stop bars to see into intersection to safely

pass. Schmelzer stated that the issue is not going away. Should put up a four way stop at this intersection. DeMuth stated that we should install a solar operated flashing stop sign.

Motion to make the intersection of Osborn Avenue and East Main Cross Street a four way stop with "Stop Ahead" signs for southbound traffic and recommend a schematic be put together for examination by the Traffic Commission, by Director Schmelzer, second by Councilman Slough. Motion passed 5-0.

5/21/2018

Motion to remove from table, by Councilman Slough, second by Chief Dunbar. Motion passed 4-0.

The Commission reviewed the exhibit of the potential location of stop signs and stop bars provided by Director Thomas. Chief Dunbar thinks the stop signs will help. Chief Eberle asked about the flashing stop signs. Demuth stated that the City doesn't currently have any flashing stop signs. Chief Eberle asked about stop ahead signs. Director Thomas stated that if we move forward, stop ahead signs will definitely be needed for northbound and southbound and would be placed at the appropriate distance from the intersection. The goal of the exhibit is to show possible locations of stop signs and stop bars. Chief Eberle asked about a double stop sign for the southbound traffic since it will be new to the drivers and even with the stop ahead, they will not be able to see it right away due to the elevation of the road and bridge.

Motion to install the stop signs and stop head signs on Osborn Avenue at the intersection of East Main Cross Street as indicated in the exhibit, by Councilman Slough, second Chief Dunbar. Motion passed 4-0.

## NEW BUSINESS

1. Request of Matthew Frisk, 521 Edith Avenue, to make Bolton one way northbound from Edith to Rector Avenue.

Mr. Fisk explained his request. Discussion on if the change is made, should it start at Lester, Edith, or Prentiss? Chief Eberle thinks Prentiss would be a good starting point if the change is made. There are concerns about other property owners with drives onto this section of Bolton. Mr. Fisk indicated that he talked with his neighbors and they were not concerned about the change but are curious about the outcome.

Councilman Slough has concerns about safety. Chief Eberle is in favor but would like other input. Director Thomas asked Mr. Fisk if he would be willing to talk to the neighbors along Bolton and try to get them to sign a petition or write letters of support for the change, he indicated yes.

Motion to table so that Mr. Fisk can try to get support from the property owners along Bolton from Edith to Prentiss for the change by Director Thomas, second by Councilman Slough. Motion Passed 4-0.

2. Request of Tim Karcher, 230 Oakland Avenue, to place two 25 MPH signs on Oakland Avenue; one at Main Street heading east and one at Park Street heading west.

This is similar to other requests that are received for residential streets. Discussion ensued about putting temporary speed sign (one that shows how fast the drivers are going). City does not have one but might be able to borrow the one from the state.

Motion to deny request since it is a residential street and not a collector or thoroughfare, residential streets are 25 unless posted otherwise, and to keep with past practice, by Director Thomas, second by Councilman Slough. Motion passed 4-0.

City was able to borrow speed sign from the State and it was supposed to be along the street the week of June 4th. Did not have a chance to follow up with Lt. Doe to make sure that it actually happened.

3. Request of Chris Strzempka, 203 East Lima Street, to make the intersection of East Lima Street and Beech Street a three-way stop.

Director Thomas state that stop signs cannot be used to control speed. Discussion ensued about traffic counts and requirements for stop signs.

Motion to get traffic counts at both Lima/Beech and Lima/East so that Engineering can compare the traffic volumes versus requirements for stop signs, by Councilman Slough, second by Chief Eberle. Motion passed 4-0.

4. Request of Brian Thomas, Service Director/Acting City Engineer, to make Blanchard Street two lanes, one lane in each direction with a continuous left turn lane, and two bike lanes, one in each direction.

Director Thomas explained the request. He had talked with Director Schmelzer who had a concern with the extra cost and the fact that as traffic volumes increase in the future, there may come a time when the need will arise to have to go back to the 4 lane configuration. The City can apply for a grant from the State's safety program to offset the additional cost of the project. The safety program prefers if there are other funding sources involved in the project, so while it would be possible to wait and try the proposal at a later date, the project might not get scored the same since it would be the only funding source involved. Thomas stated that the transition happening between Center Street and Clinton Court and the revised section would extend south to Sixth Street. Director Thomas pointed out that this would also give the City the option of adding left turn lanes (on Blanchard Street) at the intersections that do not have them without needing additional right of way. Demuth stated that there would be little traffic signal work that would be needed to make the modification. Director Rasmussen asked if a right turn lane could still be added for northbound traffic on Blanchard to turn right onto Sandusky. Director Thomas replied yes. Director Thomas stated that in the three years between 2014 and 2016, there were 93 crashes on Blanchard Street between Center Street and Sixth Street. While there is no guarantee that the proposal will reduce the number of crashes by adding a dedicated left turn lane and bicycle lanes, there will be the potential to reduce the number of crashes. Chief Eberle stated that since the proposal will just resurface and restripe the pavement it seems to be a low risk opportunity to try to improve the safety of the corridor and if it does not appear to be working, the pavement could be restriped back to the existing conditions.

Motion to proceed with the proposed modification of lane width on Blanchard Street from Center Street to Sixth Street in an attempt to increase the safety along the corridor by Chief Eberle, second by Councilman Slough. Motion passed 4-0.

With no further business to discuss, the meeting adjourned. The next meeting of the City of Findlay Traffic Commission will be held on June 18, 2018 at 2:30 p.m. in the third floor conference room of the Municipal Building.

Respectfully submitted,



Kathy K. Launder  
City Clerk

**City of Findlay**  
**City Planning Commission**  
City Council Chambers, 1<sup>st</sup> floor of Municipal Building  
Thursday, July 12, 2018 - 9:00 AM

**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**SWEARING IN**

**APPROVAL OF MINUTES**

**NEW ITEMS**

1. **PETITION FOR ZONING AMENDMENT #ZA-07-2018 filed to rezone 804 Franklin Avenue from R-2 Single Family Medium Density to R-4 Duplex/Triplex.**
2. **PETITION FOR ZONING AMENDMENT #ZA-08-2018 filed to rezone 311 E Lincoln Street from C-2 General Commercial to R-4 Duplex/Triplex.**
3. **APPLICATION FOR CONDITIONAL USE #CU-04-2018 filed by Jamie Mundy/Patti Brown to operate a Craft Brewery/Bar at 1016 Tiffin Avenue.**
4. **APPLICATION FOR SITE PLAN REVIEW #SP-12-2018 filed by Findlay Quality Collision, 3600 Ventura Drive for an outdoor storage lot at 3600 Ventura Drive.**
5. **APPLICATION FOR SITE PLAN REVIEW #SP-13-2018 filed by HHWP Community Action Commission, 122 Jefferson Street, Findlay for an addition to a building at 1637 Tiffin Avenue, Findlay.**
6. **REVIEW OF PROPOSED AMENDMENTS TO CITY OF FINDLAY ZONING CODE.**

**ADJOURNMENT**

# City of Findlay City Planning Commission

Thursday, June 14, 2018 – 3:00 PM

## Minutes

(Staff Report Comments from the meeting are incorporated into the minutes in lighter text. Actual minutes begin with the DISCUSSION Section for each item)

**MEMBERS PRESENT:** Mayor Lydia Mihalik  
Jackie Schroeder  
Brian Thomas  
Dan DeArment

**STAFF ATTENDING:** Judy Scrimshaw, Development Planner  
Todd Richard, Zoning Inspector  
Jeremy Kalb, Engineering Project Manager  
Matt Cordonnier, HRPC Director  
Don Rasmussen

**GUESTS:** Dan Stone, Erik Adkins, Tom Shindeldecker, Dennis Heldman, Lou Wilin, Kathy Carte, Carol J. Reed-Tarney, Margaret Flemion, Jodi Mathias, Judith Brandt, Marcene Wallace, Jack D. Patterson, Robert Meeks, Charles Beagle. Howie Magens, Starley Cannon, Gary Parsell, Leah Fox, John Redman, Charles Beagle

## CALL TO ORDER

### ROLL CALL

The following members were present:

Mayor Mihalik  
Jackie Schroeder  
Brian Thomas  
Dan DeArment

### SWEARING IN

All those planning to give testimony were sworn in by Judy Scrimshaw.

### APPROVAL OF MINUTES

Dan DeArment made a motion to approve the minutes of May 10, 2018. Jackie Schroeder seconded. Motion carried 4-0-0.

**ITEMS TABLED AT THE MAY 10, 2018 MEETING**

**APPLICATION FOR CONDITIONAL USE #CU-03-2018 filed by James Rizzo & Justin Dufour, 15170 North Haven Road, Unit 4, Scottsdale, AZ to operate a Residential Treatment Center at 1800 Manor Hill Road, Findlay.**

**NEW ITEMS**

**1. PETITION FOR ZONING AMENDMENT #ZA-05-2018 filed to rezone part of Lot 3261 in the Scott Addition (239 E Foulke Avenue) from R-2 Single Family Medium Density to R-4 Duplex/Triplex.**

**General Information**

This request is located on the south side of E. Foulke Avenue just west of the railroad tracks. It is zoned R-2 Single Family Medium Density. All parcels to the north, south and west are also zoned R-2. To the east is zoned R-3 Single Family Small Lot. It is not located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Single Family High Density.

**Parcel History**

This parcel is a vacant lot.

**Staff Analysis**

The applicant is proposing to rezone this parcel to R-4 Duplex/Triplex in order to be able to construct a duplex someday.

This parcel has never had a structure on it. It appears that the applicant purchased the property along with the house at 323 E. Foulke in 1997. He sold the house in 2003 and retained the vacant lot next door. He is currently trying to sell this lot.

Staff did a check on the properties surrounding this lot on the Auditor's website. The majority seem to be single family homes except for 231 E. Foulke and 220 Allen Avenue. We have been working on the proposed zoning map changes and this area is designated on that mapping proposal to go to R-3 Single Family. We plan to present two scenarios of the map when it comes to these spots of multi-family. One is to keep them zoned single family and they remain legal non-conforming uses or identify these existing spots and give them the appropriate zoning to make them conforming. That route will have to be decided after review by CPC and City Council.

A vacant lot would probably go to the majority of the zoning since it does not create a new non-conformity.

**Staff Recommendation**

HRPC Staff is neutral on **PETITION FOR ZONING AMENDMENT #ZA-04-2018 filed to rezone part of Lot 3261 in the Scott Addition (239 E Foulke Avenue) from R-2 Single Family Medium Density to R-4 Duplex/Triplex because it is a viable building lot for Single Family and the neighborhood is predominately single family, but a duplex may work as well as long as adequate parking can be provided.**

## ENGINEERING

No Comment

## FIRE PREVENTION

No Comment

## DISCUSSION

Dan DeArment said that his understanding was that when the owner of the property, John Redman, purchased it, it was zoned so he could place a duplex on that lot. Judy Scrimshaw said that it was B-Residential on the previous map and he could have placed a duplex there. Mr. DeArment said that the map was changed on Mr. Redman, and Mayor Mihalik agreed. Mr. DeArment said he was leaning toward favoring the change. Jackie Schroeder agreed. Ms. Scrimshaw asked if that was a motion. Mr. DeArment said it could be.

Mayor Mihalik said she felt the area was ripe for redevelopment and that particular parcel would benefit from development in general. She mentioned that on the other side of Foulke Ave. there have been duplexes/triplexes constructed and they've turned out well and are a great addition to the area. She said this is an opportunity for the neighborhood to be improved but Mr. Redman would have to be able to meet the zoning conditions for a duplex. Mayor Mihalik asked Todd Richard if he had had any conversations with Mr. Redman about zoning conditions. Mr. Richard said that if he had, it was a long time ago but he imagined that they had to have discussed some development standards. Mr. Redman agreed. Mr. Richard said he'd like to think they had discussed setbacks and things like that because he doesn't like to have people jump into things like these and start to develop if they can't meet the setbacks. Mayor Mihalik asked Mr. Redman if he had had an evaluation done to see if he could meet the conditions of the zoning code for that particular use. Mr. Redman said he had. He said that there are some trees on the lot and there's only one tree that would be in the way. He said he has been maintaining the property for over 15 years and is tired of mowing. Mayor Mihalik thanked him for keeping up with maintenance. Mr. Redman said Habitat for Humanity will not build next to a railroad track and FHA won't finance a house next to tracks so someone would likely have to finance it or get a loan.

## MOTION

Dan DeArment made a motion to recommend **approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-05-2018 filed to rezone part of Lot 3261 in the Scott Addition (239 E Foulke Avenue) from R-2 Single Family Medium Density to R-4 Duplex/Triplex.**

2<sup>nd</sup>: Jackie Schroeder

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

Matt Cordonnier suggested that **APPLICATION FOR CONDITIONAL USE #CU-03-2018** be removed from the table for consideration.

Mayor Mihalik made a motion to remove **APPLICATION FOR CONDITIONAL USE #CU-03-2018** filed by **James Rizzo & Justin Dufour, 15170 North Haven Road, Unit 4, Scottsdale, AZ** to operate a **Residential Treatment Center at 1800 Manor Hill Road, Findlay.**

**2<sup>nd</sup>:** Brian Thomas

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

### **HRPC**

#### **General Information**

This request is located on the west side of Manor Hill Road south of Silverstone Drive and north of Bluestone Drive. It is zoned M-2 Multiple Family. Parcels to the north and south are zoned c-2 General Commercial. To the west is zoned MH Mobile Home District and to the east is zoned CD Condominium District. It is not located within the 100 year flood plain. The City Land Use Plan designates the site as Regional Commercial

#### **Parcel History**

This building was originally constructed as a restaurant. Most recently it was rezoned Multi-Family and approved by Planning Commission to be converted to an Assisted Living Facility in 2009. The facility was remodeled, but never opened.

#### **Staff Analysis**

The applicants wish to purchase this property and change the use to a licensed and accredited Residential Treatment Center.

The M-2 District lists Nursing and Convalescence Homes as a Conditional Use. A Convalescence Home is defined as a place where persons are housed or lodged and furnished with meals, and medical care. Staff interprets this definition to fit the use requested.

All Conditional Uses require Planning Commission approval.

The applicants are not proposing any structural changes to the property. There is more than ample parking available on the site.

### **DISCUSSION**

Mayor Mihalik asked Mr. Cordonnier if he had received any further information on this item. Mr. Cordonnier stated that the applicant contacted him the day after the meeting and asked for clarification on what was requested from Planning Commission. They called back a few days later and indicated that they were no longer interested in pursuing the project. Mayor Mihalik asked if there had been any further discussions with the applicant. Mr. Cordonnier stated that there had not been and he does not believe anyone requesting this use is here today. He said they've had no further comment from them since they day after the meeting.

**Mr. DeArment made a motion to deny the application. Ms. Schroeder seconded.**

Carol Reed-Tarney, who resides at 1712 Hillstone Dr., said that she wanted to thank Tom Shindledecker and Dennis Hellmann for their expertise and assistance with helping them relay their questions and concerns to the Planning Commission. She also wanted to thank the other presidents from neighboring condo associations and other people who helped to solicit and circulate the petitions, and helped to notify everyone about the change in time for the Planning Commission meeting.

Ms. Reed-Tarney said that she believed it was unacceptable that she was the only one notified of the change in time for this meeting. She said as far as she was aware, no other members of the condo associations received any notification about the change. When she was called and told that she was going to receive a notification in the mail, she said that she would take care of notifying everyone. Mr. Reed-Tarney said over 270 people signed the petition and deserved to receive a letter from the Planning Commission to make sure that they were able to attend the meeting. She contacted the presidents and they helped her contact everyone that this was changed. She said that people asked if this was a ploy on the part of the Planning Commission to discourage them from taking an interest in this or if the applicants could only show up later. She said she was not given any details but later on received notification that the change was due to the Mayor wishing to attend the meeting but having a prior commitment that conflicted with the usual time. Ms. Reed-Tarney said that anyone who asked her after that was told that it was due to a conflict in the Mayor's schedule.

Ms. Reed-Tarney wanted to reiterate that the neighborhood is no place for a treatment facility. She said their neighborhood is densely populated and is comprised of aging and elderly individuals. She said many of them live alone or are incapacitated. Ms. Reed-Tarney reiterated that she felt this was unacceptable and the Planning Commission put stress on their neighbors which has caused anxiety attacks for some and others contacted security companies to see if their home could be fitted for security cameras. She said that they all moved to the neighborhood because of how quiet and peaceful it is. Ms. Reed-Tarney said that she was aware that the drug and alcohol rehabilitation business is very lucrative and is big business. She said it doesn't belong in a neighborhood with senior citizens and a gym. She said that several residents did reports on the applicants and the information they found on them was not good – both on them and the businesses they run. She said other residents looked into what a proper drug and alcohol rehabilitation facility should look like and she left some of those with Mr. Cordonnier, Mr. Hellmann, and the Mayor. Ms. Reed-Tarney said that many of those reports on other communities with the facilities were negative. She said that more research needed to be done on the facility, the services provided, the costs to the community, and on the applicants themselves. She said let those facilities come in but make sure they are an asset to the community, not a detriment.

Mayor Mihalik said she didn't see their engagement as a negative thing and this is how the process is set up to work. She said it is rare that people come in and talk to the Planning Commission when making decisions. She also said that they have committed to City Council that they are working on improving the way they correspond with residents of zoning changes. She said as far as notifications, they are looking at widening the radius of people who get notified, and putting signs on the site of any potential zoning change or Planning Commission hearing.

Mayor Mihalik said that it is her fault that Ms. Reed-Tarney was the contact person for the meeting change. When Mayor Mihalik received the petitions from Mr. Cordonnier, she was under the impression that there was a single point of contact and thought the most efficient way to communicate with everyone would be to go through Ms. Reed-Tarney. She said she figured they had an email group set up to contact everyone or have already been meeting. She also pointed out that mail is less reliable and is not cheap. Mayor Mihalik apologized for the miscommunication and said that they are wanted here and assured them it was a last second change in her schedule. She told Mr. Cordonnier she wanted to be at this meeting since she was unable to attend the previous one. She felt it was important to be at this meeting because of the interest. Mayor Mihalik brought up that there have been some things said about Planning Commission having already deciding on this issue prior to meeting and assured everyone that that was not the case because she had asked staff to do research on this particular company and talk with Precia Stuby. She said she wanted to give the application its due process. She apologized again for the notification issues and the introduction of the item to agenda causing any undue stress. She stated that this is the process and the facility would be a permitted use in the zoning code in that particular area but it does have to go through an open public process so that the public can be made aware of it. Mayor Mihalik said that this is part of their job and that this issue definitely needed community conversation. She said she is thankful that people care enough to come here and talk to Planning Commission about this. She said real estate is a big investment and the reason we have this process is to give the applicant a fair opportunity and to give the public a voice as well.

### **MOTION**

Dan DeArment made a motion to **deny APPLICATION FOR CONDITIONAL USE #CU-03-2018 filed by James Rizzo & Justin Dufour, 15170 North Haven Road, Unit 4, Scottsdale, AZ to operate a Residential Treatment Center at 1800 Manor Hill Road, Findlay.**

**2<sup>nd</sup>:** Jackie Schroeder

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

**2. PETITION FOR ZONING AMENDMENT #ZA-06- 2018 filed to rezone 221 Lima Avenue from R-2 Single Family Medium Density to M-2 Multiple Family.**

### **HRPC**

#### **General Information**

This request is located off the south side of Lima Avenue west of Cory Street. It is zoned R-2 Single Family Low Density. Lots to the east and west are also zoned R-2. To the north is zoned C-2 General Commercial and to the south is zoned R-1 Single Family Low Density. It is not located within the 100-year flood plain. The City of Findlay Land Use Map designates the area as Single Family Small Lot.

## **Parcel History**

None

## **Staff Analysis**

The applicant is requesting to rezone this lot to M-2 Multiple Family in order to sell as a legal 4 unit dwelling.

The applicant wrote in his letter that he had purchased the home as a duplex and according to information in Todd Richard's files; it was converted to 4 units somewhere around 1985. The units are all one bedroom. The owner has stated that all the units are currently rented to single persons. This lot was zoned B Residential prior to the zoning code changes in 2012. B residential did permit duplexes.

One of the biggest concerns in Multi-Family is off street parking. Multi-family generally requires 2.5 spaces per unit. There is a paved area along the alley between the house and a garage that has four (4) parking spaces. There is an old two-car garage at the rear of the lot and it is our understanding that this is storage for the owner. There are another four parking spaces along the back alley on the east side of the garage and the applicant has said that this is a shared parking area with the house at 219 Lima Avenue. Part of the pavement is on this lot, and part is on the neighbor's. He stated that he and the neighbor agreed to pave this area between their garages many years ago. 219 Lima Avenue is a single-family house.

An item of concern is that a four family unit would require Wood County Building Department approval. Anything over three units falls under State Building Code.

## **Staff Recommendation**

HRPC Staff recommends that Findlay City Planning Commission recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-06- 2018 filed to rezone 221 Lima Avenue from R-2 Single Family Medium Density to M-2 Multiple Family subject to:

- A formal agreement is obtained from the owner of 219 Lima Avenue to ensure that the new owner will be able to use that parking.
- A permit is obtained from City zoning to officially have the building on record as 4 units

## **ENGINEERING**

No Comment

## **FIRE PREVENTION**

No Comment

## **STAFF RECOMMENDATION**

Staff recommends that Findlay City Planning Commission recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-06- 2018 filed to rezone 221 Lima Avenue from R-2 Single Family Medium Density to M-2 Multiple Family subject to:

- **A formal agreement is obtained from the owner of 219 Lima Avenue to ensure that the new owner will be able to use that parking. (HRPC)**
- **A permit is obtained from the City Zoning Department to officially have the building on record as 4 units (HRPC)**

### **DISCUSSION**

Mr. DeArment asked if the house would meet the State Building Code. Mr. Richard said he didn't know. He said it was probably a conversion that happened without anyone knowing about it. Mr. DeArment asked if there was a requirement. Mr. Richard said he wasn't sure if there was a statute of limitations or anything along those lines and wasn't sure how Wood County dealt with those types of things. He wasn't sure if there could be a retroactive building code requirement through them. Mayor Mihalik said that if it was a use change, it would likely trigger something from Wood County. She said right now, it is grandfathered. Mr. Richard said it isn't legal and is not grandfathered because it is not currently legal. Mayor Mihalik asked what it was zoned prior to the zoning change. Ms. Scrimshaw said it was formerly B-Residential which permitted a duplex and that is what it formerly was. She said the applicant didn't inform Zoning when the change was made into four units. Mr. DeArment asked if it were reverted to triplex if it would not have to be to State Building Code. Mr. Richard said that was correct. Mr. DeArment said he would lean toward being in compliance. Ms. Schroeder asked if that's something that gets checked with Wood County upon sale of the property. Mr. Cordonnier said he didn't think so. He said if they were building a new four unit building, they would have to be in compliance and would be inspected. He said we do not know what would trigger a Wood County inspection. He said it might be grandfathered in but we don't know what will cause them to inspect.

Ms. Schroder asked the applicants if they have looked into what it would take to make it compliant with the State Building Code. Starley Cannon, the realtor, said they haven't yet because they were made aware when they went to close on the house that this was a non-compliant situation. When it came to the appraisal, the buyer was already approved; they received a notification telling them it had been denied because it was a four unit. Ms. Cannon said Gary Parsell, the owner of 221 Lima Ave., was unaware. She said she has talked with Zoning and has been told that there is no excuse. She said it was an unintentional mistake on his part, and said the units are beautifully laid out but neither realized they were non-compliant. Ms. Cannon said years ago after the flood, Mr. Parsell purchased and converted the property. She said she shouldn't have assumed that it was all taken care of, but she did. She said at that point, she learned that the four units didn't have the proper permits. Mayor Mihalik brought up that Ms. Schroeder asked about State Building Code Requirements. Ms. Cannon said she has not looked into those and thought this was the first step in the process. Mayor Mihalik said it is the first step but Ms. Schroeder was just trying to understand if they had looked into the requirements at this point and whether they would even be able to conform to the requirements of a multi-family property. Ms. Cannon asked if it said multi-family on the tax card. Mayor Mihalik said it might. Ms. Cannon asked if they might have mercy on them since it's been there for a while. Mayor Mihalik said since the use isn't changing, she isn't certain what the requirements will be of them to make it compliant. She said they are asking about these requirements because they don't want to change zoning unless they know they can comply with the requirements.

Ms. Cannon said she understood and said she was fine with whatever Mr. Parsell needs to do. She said when marketing the home, that the four units made it possible for Mr. Parsell to see return in his investment. Ms. Cannon said when he converted it; he thought it wasn't an issue because he was not changing the exterior of the home.

Mayor Mihalik said that one of the conditions for approval was there being a formal agreement obtained with the adjoining land owner about parking and asked if that had been worked out already. Mr. Parsell said they've been friends for forty years and had an informal agreement that parking was okay. He said they shouldn't have an issue with that. He said he would talk to his neighbor and see if she would agree to that.

Mayor Mihalik said they have a few more weeks before this item goes before Council. She said if they were to say yes today, the rest would all be dependent upon getting the formal agreement worked out, figure out the regulations with Wood County, and get everything wrapped up. So it is something to keep an eye on to ensure everything is taken care of and that the new owner is indeed interested in keeping the property up to commercial multi-family standards, and then Council will base their decision on that. Don Rasmussen said either this could be tabled allowing the applicant to go up to Wood County and see, or they can approve it and still will have time to go through those steps. Mayor Mihalik said she felt they should keep it on its path so that it can get through; otherwise it will be held up with Planning and Zoning and won't be at the Council meeting until August. Mr. Cordonnier stated that it should have its first reading on Tuesday, June 19, and the second reading on July 3, and then the last on July 17. Mayor Mihalik said that they have about a month to get everything situated unless it is tabled, and in that case, they would be seen again for this on July 12. Mr. Rasmussen said that it would then be seen by Council on July 17. Mr. Cordonnier stated that he believed it could stay on track without being tabled and could be carefully watched over and revisited before the Council meeting that way it doesn't slow the applicant down. Mayor Mihalik asked Mr. Parsell and Ms. Cannon if this course of action worked for them. Ms. Cannon said it would. Mayor Mihalik said this would still give them time to research and take care of the remaining issues. Ms. Cannon asked if anyone had a contact for Wood County. Mr. Richard said she should speak to Mike Rudey and gave her his phone number – 419.354.9190.

Mayor Mihalik asked if the Commission was okay with this arrangement. They agreed. Mr. Cordonnier suggested that if the applicant speaks with Wood County and things go wrong there, it might be beneficial to add a statement about zoning to R-4 and creating a triplex as a fallback position that way Council knows what the next best thing is for the applicant.

### **MOTION**

Mayor Lydia Mihalik made a motion to **recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-06- 2018 filed to rezone 221 Lima Avenue from R-2 Single Family Medium Density to M-2 Multiple Family subject to the following conditions:**

- **A formal agreement is obtained from the owner of 219 Lima Avenue to ensure that the new owner will be able to use that parking.**
- **A permit is obtained from City zoning to officially have the building on record as 4 units**

- The owner goes about the process of investigating the viability of the need to conform to the commercial building code. If not, the Planning Commission recommends the change to R-4, permitting a triplex.

2<sup>nd</sup>: Dan DeArment

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

### **3. PRELIMINARY PLAT APPLICATION #PP-04-2018 for the Woods at Hillcrest 9<sup>th</sup>-11<sup>th</sup> Addition.**

#### **HRPC**

##### **General Information**

This plat is located in Allen Township south of CR 99 and on the east side of CR 140. Allen Township is not zoned. It is not located within the 100-year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Large Lot.

##### **Parcel History**

HRPC reviewed and approved this Preliminary Plat at its May 16, 2018 meeting.

##### **Staff Analysis**

The applicants are proposing a three-phase development in this portion of the Woods at Hillcrest. The full plat contains 46 new residential building lots, three (3) new streets and the extension to the north of the existing Bushwillow Drive.

Lot sizes are consistent with the rest of the subdivision. Because there is no zoning, there are no standard widths and sizes required. The City will provide water and sewer to the development.

There were some minor issues from the County Engineer's office that needed corrected when it came before HRPC last month. Those have been corrected on this submittal.

##### **Staff Recommendation**

HRPC Staff recommends **approval of PRELIMINARY PLAT APPLICATION #PP-04-2018 for the Woods at Hillcrest 9<sup>th</sup>-11<sup>th</sup> Addition.**

#### **ENGINEERING**

No Comment

#### **FIRE PREVENTION**

No Comment

#### **STAFF RECOMMENDATION**

Staff recommends **approval of PRELIMINARY PLAT APPLICATION #PP-04-2018 for the Woods at Hillcrest 9<sup>th</sup>-11<sup>th</sup> Addition.**

## **DISCUSSION**

Mr. DeArment asked if the drainage is all regional or if it was going to the two ponds down in the corner. Dan Stone said it would go to the two ponds south of the cul-de-sac. Mr. DeArment asked if this would hold future drainage. Mr. Stone said it would and the two ponds were developed for the whole drainage area. There are two because of the high-pressure lines that run between the two areas.

## **MOTION**

Dan DeArment made a motion to **approve PRELIMINARY PLAT APPLICATION #PP-04-2018 for the Woods at Hillcrest 9<sup>th</sup>-11<sup>th</sup> Addition.**

**2<sup>nd</sup>:** Brian Thomas

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

## **4. APPLICATION FOR SITE PLAN REVIEW #SP-11-2018 filed by Hancock County Agricultural Society, 1017 E. Sandusky Street, Findlay for a 7680 square foot cattle barn.**

### **HRPC**

#### **General Information**

This request is located off the south side of E Sandusky Street. It is zoned PO Park and Open Space. Parcels to the south, east and west are zoned R-2 Single Family Medium Density. To the north is zoned R-1 Single Family Low Density. It is located within the 100 year flood plain. The City Land Use Plan designates the site as PRD Planned Residential Development.

#### **Parcel History**

The last site plan for the Fairgrounds was in August 2017 for the Event Building.

#### **Staff Analysis**

The applicants wish to construct a 7680 square foot cattle barn near the eastern edge of the fairgrounds property.

It will be a post frame building with stone flooring. It appears to be approximately 26' at the peak in height. Maximum height permitted is 35' in the Park and Open Space district.

Buildings must be setback a minimum of 30' from any residential area. The building abuts residential on the east side and site is 114' from that property line.

Staff received one inquiry from the owner of a multi-family complex on Fishlock Avenue. The question was concerning whether or not the barn would be used year round for any livestock. We checked with the Hancock County Agricultural Society and confirmed that this building is strictly for the fair and will be used as storage in the off-season.

Because it is located in the flood plain, the Applicant will need to work with Todd Richard on any flood related issues and flood development permits that may be required.

### **Staff Recommendation**

**HRPC Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-11-2018 for a 7680 square foot cattle barn to be located at 1017 E. Sandusky Street.**

### **ENGINEERING**

Access –

Will be using the existing drives and roads located within the Hancock County Fairgrounds.

Sanitary Sewer –

There is no proposed Sanitary Sewer

Since the wash racks are being moved, the drains cannot be hooked up to the storm sewer, the wash rack drains must be tied into a sanitary sewer.

Waterline –

No Proposed Waterline, plans just shows the adjustment of the wash rack above ground water system.

Stormwater Management –

Detention for the development will be provided by the Lye Creek Expansion that was constructed for the Events building.

MS4 Requirements –

The amount of erodible material that will be disturbed will be less than one acre so the site is will not be required to comply with the City of Findlay's Erosion & Sediment Control Ordinance.

Recommendations:

Conditional approval of the site plan subject to the following conditions:

- Wash rack drains need to be tied into the Sanitary Sewer.

The following permits may be required prior to construction:

- Sanitary Tap Permit
- Storm Tap Permit

### **FIRE PREVENTION**

Apply for all necessary permits with Wood County Building Department

### **STAFF RECOMENDATION**

**Staff recommends approval of APPLICATION FOR SITE PLAN REVIEW #SP-11-2018 for a 7680 square foot cattle barn at 1017 E Sandusky Street subject to the following conditions:**

- **Apply for all necessary permits with the Wood County Building Department (FIRE)**
- **Wash rack drains are tied into the Sanitary Sewer. (ENG)**
- **Work with Todd Richard on any issues for development in the flood plain (HRPC**

## **DISCUSSION**

Brian Thomas asked if it mattered if the building had a stone floor as far as zoning or flood. Mr. Richard said they would look at a volume balancing. He said that's a great question for a gravel floor. He asked Mr. Stone what the difference is between existing grade and BFE. Mr. Richard said it's usually less than half of a foot. Mr. Stone said that right now we are at existing grade which is 779. He said BFE is at 78.50 and we're half foot above it. Mr. Richard said that if they can do the LOMA, problem is solved and it will be removed from the flood plain. Mr. DeArment asked what that meant. Mr. Richard said there is a process they can go through with some survey work to show that an area shouldn't have been mapped in the flood plain in the first place. FEMA then reviews that and sends a letter stating that it is no longer in a flood area which exempts the applicant from any flood requirements. Mr. Richard told Mr. Stone he didn't realize that they were above BFE and asked if this was for the entire footprint. Mr. Stone said it was. Mr. Thomas said he was asking about the stone flooring because he knew some barn animals don't like to stand on stone and wanted to check that this wasn't a concern through Zoning. Mayor Mihalik said that she wanted it to be on the record that we are a compassionate Planning Commission that cares about both people and animals. Mr. Richard said when he spoke to Charles Beagle, he was under the impression it would be a dirt floor. Mr. Beagle said it will be a show ring with bleachers and a fitting area. Mr. Thomas said as long as there is no flooding or zoning issue, it is fine. Mr. Richard said it is.

Mr. DeArment asked if they were planning to build this summer to have up by the fair. Mr. Beagle said yes, it must be up by the fair. He said they received a generous donation allowing this project to go forward provided it is up by the fair.

## **MOTION**

Mayor Lydia Mihalik made a motion to **approve APPLICATION FOR SITE PLAN REVIEW #SP-11-2018 filed by Hancock County Agricultural Society, 1017 E. Sandusky Street, Findlay for a 7680 square foot cattle barn.**

2<sup>nd</sup>: Jackie Schroeder

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

## **ADJOURNMENT**

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Lydia L. Mihalik  
Mayor

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Brian Thomas, P.E., P.S.  
Service Director



## AUDITOR'S OFFICE

318 Dorney Plaza, Room 313  
Findlay, OH 45840-3346  
Telephone: 419-424-7101 • Fax: 419-424-7866  
[www.findlayohio.com](http://www.findlayohio.com)

**JIM STASCHIAK II**  
CITY AUDITOR

June 26, 2018

The Honorable Council  
Findlay, Ohio

**It is respectfully requested this letter be read into the record of the 07/03/18 Council Meeting.**

SUBJECT: Revenue Estimates for fiscal year 2019

Dear Council Members,

This letter is to inform you I will be providing the Estimated Revenues for the next fiscal year in your Council packet for your meeting on 7/17/18. This is the first step required under Ohio budgetary law and the figures are a best estimate of what is expected in revenues over the next eighteen months.

In order to meet the statutory requirements for the distribution of the local government money, this document should be accepted by council at the July 17th meeting, so it can then be filed with the County Auditor by no later than July 20th. A motion for acceptance of the revenue estimates will be needed during your meeting on July 17th.

By copy of this letter, I have asked Ms. DeVore to schedule a public hearing for that night before your meeting, notice of which must be published 10 days before the hearing, during which period two copies will be available for public inspection in my office.

Respectfully submitted,

Jim Staschiak II  
City Auditor

# Office of the Mayor

Lydia L. Mihalik

318 Dorney Plaza, Room 310

Findlay, OH 45840

Telephone: 419-424-7137 • Fax: 419-424-7245

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

Paul E. Schmelzer, P.E., P.S.  
Safety Director

Brian A. Thomas, P.E., P.S.  
Service Director

June 25, 2018

Honorable City Council  
City of Findlay, Ohio

Dear Council Members:

This letter will serve as my request for your confirmation of the following individual to the Downtown Design Review Board:

Downtown Design Review Board

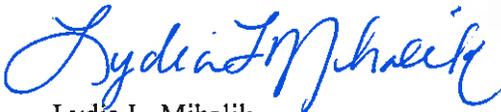
*Requires Council confirmation*

Josette Brinkman, Signed by Josette, *Term will expire on December 31, 2020*

She is filling the unexpired term of Angela Debosky.

I trust that you will concur with my choice and confirm my appointment. Thank you for your consideration.

Sincerely,



Lydia L. Mihalik  
Mayor



June 27<sup>th</sup>, 2018

Findlay City Council  
318 Dorney Plaza  
Findlay, Ohio 45840

Attention: Ron Monday, President

**RE: Amendment to the Findlay Zoning Code**

Honorable Members of Council:

Hancock Regional Planning Commission respectfully submits three text amendments to the City of Findlay Zoning Code.

The first proposed change expands the number of citizens notified when an item goes through Planning Commission. Section 1113.15 of the zoning code requires that only those properties adjacent to a proposed project be notified. The zoning text amendment requires that all property owners who are located within 250 feet of the applicants property perimeter be notified. Attached are maps showing the difference between the old and proposed ordinance. Additionally the proposed ordinance would require a sign be posted on the applicants property that has an item before the planning commission. The City of Findlay would have signage made that indicates the property is going before planning commission and to call 419-424-7094 for more information.

The second proposed change is to the setbacks in the C-3 Downtown District. The text amendment would require that buildings on Main Street, Main Cross, and Sandusky Street be constructed within 5 feet of the street right-of-way. Additionally it requires that buildings have a minimum width equal to 60 percent of the lot width. These proposed changes would only apply to those building or lots that are zoned C-3.

The third proposed change adds the definition of small wind turbine to the definition section of the zoning code.

Sincerely,

Matt Cordonnier, Director  
Hancock Regional Planning Commission

## 1113.15 PUBLIC NOTICE

A. Notice of applications shall be provided to **adjacent** property owners **located within 250 feet of the applicant property's perimeter**. **Notification shall be postmarked** at least fourteen (14) days prior to the date of the meeting at which the request will be considered. The process for notification shall be as follows:

1. **Staff will provide a list of surrounding property owners to the applicant.**
2. Applicant is to provide addressed envelopes with proper postage.
3. Staff shall verify adjacent property owners.
4. Staff will mail out notices
5. Staff report will:
  - i. Identify adjacent property owners
  - ii. Indicate date of mailing notices

### **B. Posted Notice.**

1. **The applicant must ensure that an official sign notice is posted on the subject property. Posted notice must be in the form of official signs provided by the Plan Commission and be done in a manner that makes the notice clearly visible to neighboring residents and passers-by.**
2. **One or more signs must be posted where instructed by the Planning Director. At least one sign must be posted for each lot frontage.**
3. **Required posted notice must be in place for at least 14 days before the hearing, meeting, or date of action that is the subject of the notice.**
4. **Failure to properly post signs is grounds for deferral or denial of the application. No one, except the applicant or an agent of the applicant or the City, shall remove or tamper with any such required sign during the period it is required to be maintained under this section.**
5. **The applicant must remove and return the sign to the City of Findlay within 7 days after the Planning Commission Meeting.**

## 1137.04 LOT REQUIREMENTS

### A. FRONT & REAR YARD REQUIREMENTS

#### 1. Main Street, Main Cross and Sandusky

Buildings are not permitted to be set back more than 5 feet from the right-of-way; up to 50 percent of the building frontage can be set back an additional 5 feet to provide a public-private space.

#### 2. All Other Streets - no front or side yards are required.

### B. REAR YARDS

#### 1. Loading spaces shall be provided in the ratio of at least ten (10) square feet per front foot of the building

#### 2. Where an alley exists or is provided at the rear of the buildings, the rear building setback and loading requirements may be computed from the center of said alley.

## 1137.05 BUILDING WIDTH

### A. REQUIRED BUILDING WIDTH

#### 1. Buildings are to have a minimum width of 60 percent of the lot width.

## 1137.06 APPLICABLE CHAPTERS

## 1161.14 ALTERNATIVE ENERGY

### 1161.14. 1 SMALL WIND TURBINES - INTENT

It is the purpose of this regulation to promote the safe, effective, and efficient use of small wind energy systems installed to reduce the on-site consumption of utility supplied electricity. [\(Add-Definition in Back\)](#)

## 1174 DEFINITIONS

**Small Wind Turbine** – A wind turbine with swept areas of 200 square meters or less.

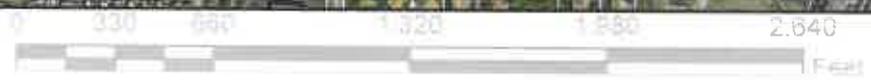
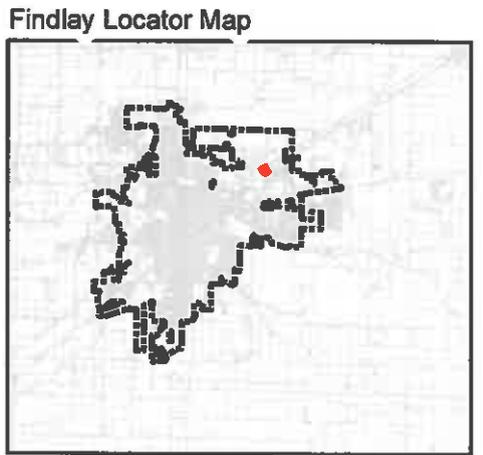


## Old Vs. New Notification Standards

No change.

**Legend**

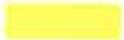
- Notification Area
- 4000 Fostoria Ave.

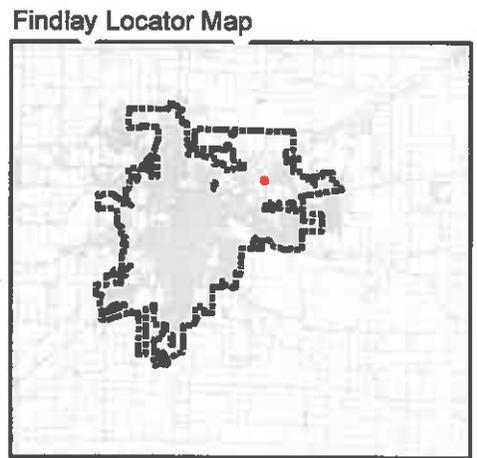


# Old Vs. New Notification Standards



**Legend**

-  Old Notification Method
-  New Notification Method
-  1800 Manor Hill Rd.





June 26, 2018

Donald J. Rasmussen  
Law Director  
318 Dorney Plaza, Room 310  
Findlay, OH 45840

RE: enable Zoning personnel enforcement rights in the right-of-way

Dear Don:

The undersigned hereby request that legislation be drawn up to enable the Zoning Administrator to enforce applicable city ordinances in right-of-way areas within the City of Findlay.

Please add this legislation to the July 3, 2018 agenda.

Thank you for your assistance in preparing this legislation.

Sincerely,

A handwritten signature in black ink, appearing to be 'Dina Ostrander'.

Dina Ostrander  
Ward 3

A handwritten signature in blue ink, appearing to be 'John Harrington'.

John Harrington  
Ward-5

A handwritten signature in black ink, appearing to be 'Grant Russel'.

Grant Russel  
At-large

cc: Lydia L. Mihalik, Mayor  
Ron Monday, Council President  
Denise DeVore, Clerk-of-Council

# Office of the Mayor

Lydia L. Mihalik

318 Dorney Plaza, Room 310  
Findlay, OH 45840

Telephone: 419-424-7137 • Fax: 419-424-7245  
www.findlayohio.com

Paul E. Schmelzer, P.E., P.S.  
Safety Director

Brian A. Thomas, P.E., P.S.  
Service Director

Honorable City Council  
Findlay, OH 45840

June 28, 2018

RE: Slope Mowers

Dear Council Members:

In the Capital Improvement Plan for 2019, the Water Department is looking to replace the slope mower for mowing the banks at the reservoir. They had some demos to look at the various types of mowers to see what they would prefer and to get a better idea on the pricing. The mower that they would like to purchase has a 12 foot mowing deck. The company has stopped producing this mower but will continue to make parts and offer support for the mowers that have already been produced. There is currently 1 mower left and it is on hold until July 19<sup>th</sup> (there are 6 other municipalities that have shown interest in this mower).

Water Pollution Control is also planning to replace a slope mower next year. We asked the manufacturer if there would be a discount if both mowers were purchased as a package. The discount would be \$7,782.33 if both mowers are purchased together.

If you would like to send this to Appropriation Committee for discussion, I would be happy to discuss this matter in further detail. Due to the time restraint on the larger mower, I am asking for legislation to be prepared so that it can get one reading before the Appropriation Committee meeting. If the committee ends up not agreeing with the purchase of the mowers at this time, the legislation can be pulled.

By copy of this letter, the Law Director is requested to prepare the necessary legislation to appropriate funds as follows:

FROM: Water Fund	\$131,695	
TO: Supply Reservoir (25073000-other)		\$131,695
FROM: Sewer Fund	\$46,901	
TO: WPC (25061000-other)		\$46,901

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

Sincerely,



Brian Thomas  
Service Director/Acting City Engineer

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



**QUOTATION**

**Date 06/25/18**

**For: City of Findlay**

**From: Toledo Office located at:  
5959 Angola Road  
Toledo, OH 43615  
800-346-0066**

**Findlay OH**

**Attn: Mr. Jason Phillips**

**SalesRep: Greg Walter**

Qty	Model#	Description	Sell Price	Extension
	VP_Harper			
1	500349	ATM-162 99HP Cummins liquid cooled diesel engine, 144" width cut, ROPS certified Cab w/A/C, heater, AM/FM radio & CD player	137,500.00	137,500.00
1		set of blades	0.00	0.00
		Sub-Total:		137,500.00
		(No Trades Quoted)		
		Terms: Net 15 Days (Upon Credit Approval)		
			<b>Merchandise Total</b>	<b>137,500.00</b>
			<b>Trade-In Credit</b>	<b>0.00</b>
			<b>Destination Charge</b>	<b>2,062.50</b>
			<b>0.00% * Sales Tax</b>	<b>0.00</b>
				<b>139,562.50</b>

This Quote is Good for 30 Days

\* Sales Tax is subject to change based on the current rules and regulations in effect at the time of delivery

**Accepted By:** \_\_\_\_\_

**Date:** \_\_\_\_\_



**QUOTATION**

**Date 06/25/18**

**For: City of Findlay**

**From: Toledo Office located at:  
5959 Angola Road  
Toledo, OH 43615  
800-346-0066**

**Findlay OH**

**Attn: Mr. Jason Phillips**

**SalesRep: Greg Walter**

Qty	Model#	Description	Sell Price	Extension
1	VP_Harper 500349	ATM-162 99HP Cummins liquid cooled diesel engine, 144" width cut, ROPS certified Cab w/A/C, heater, AM/FM radio & CD player set of blades	137,500.00	137,500.00
		Sub-Total:	0.00	0.00
				137,500.00
1	VP_Harper 800212	ATM-72LC 30.2HP Yanmar Liquid cooled diesel engine, 72" width cut, ROPs w/hazard light	46,815.00	46,815.00
1	802039	Canopy-White	0.00	0.00
		Sub-Total:		46,815.00
		JD tractor		
			<b>Merchandise Total</b>	<b>184,315.00</b>
			<b>Package Discount</b>	<b>(5,719.83)</b>
			<b>Destination Charge</b>	<b>0.00</b>
			<b>0.00% * Sales Tax</b>	<b>0.00</b>
				<b>178,595.17</b>

Terms: Net 15 Days (Upon Credit Approval)

This Quote is Good for 30 Days

\* Sales Tax is subject to change based on the current rules and regulations in effect at the time of delivery

**Accepted By:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**FINDLAY CITY COUNCIL  
CARRY-OVER LEGISLATION  
July 3, 2018**

**RESOLUTION NO. 013-2018** (*Lonetree Dr annexation - services City will provide*) requires three (3) readings **second reading**  
A RESOLUTION STATING WHAT SERVICES THE CITY OF FINDLAY, OHIO, WILL PROVIDE TO THE TERRITORIES PROPOSED TO BE ANNEXED TO THE CITY OF FINDLAY, OHIO, SITUATED IN MARION TOWNSHIP, COUNTY OF HANCOCK, STATE OF OHIO BEING A PART OF THE SOUTHEAST FORTH (1/4) OF SECTION 9, T1N, R11E, A TRACT OF LAND CONSISTING OF 0.2789 ACRES OF LAND FOR PARCEL A, 0.2777 ACRES FOR PARCEL B, AND 0.277 ACRES OF LAND FOR PARCEL C.

**ORDINANCE NO. 2018-054** (*Sandusky Street Waterline Extension to Dold Farms, Project No. 35780400*) requires three (3) readings **third reading**  
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2018-055** (*Blanchard River Greenway Trail extension*) requires three (3) readings **third reading**  
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2018-056** (*Miracle Field expansion*) requires three (3) readings **third reading**  
AN ORDINANCE APPROPRIATING AND TRANSFERRING FUNDS AND DECLARING AN EMERGENCY

**ORDINANCE NO. 2018-057** requires three (3) readings **third reading**  
(*Concord Ct/Milton St/Summit St/Woodworth Dr/Merriweather Dr waterline replacement*)  
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2018-058, AS AMENDED** (*Carrol St/Benton St vacation*) requires three (3) readings **second reading**  
AN ORDINANCE VACATING A PORTION OF TWO (2) CERTAIN STREETS (HEREINAFTER REFERED TO AS CARROL STREET AND BENTON STREET VACATION) IN THE CITY OF FINDLAY, OHIO.

**ORDINANCE NO. 2018-059** (*221 Lima Ave rezone*) requires three (3) readings **second reading**  
AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS 221 LIMA AVENUE REZONE) WHICH PREVIOUSLY WAS ZONED "R2 SINGLE FAMILY, MEDIUM DENSITY" TO "M2 MULTI-FAMILY, HIGH DENSITY".

**ORDINANCE NO. 2018-060, AS AMENDED** (*239 E Foulke Ave rezone*) requires three (3) readings **second reading**  
AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS 239 EAST FOULKE AVENUE REZONE) WHICH PREVIOUSLY WAS ZONED "R2 SINGLE FAMILY, MEDIUM DENSITY" TO "R4 DUPLEX/TRIPLEX, HIGH DENSITY".

# City of Findlay

## Office of the Director of Law

318 Dorney Plaza, Room 310  
Findlay, OH 45840  
Telephone: 419-429-7338 • Fax: 419-424-7245

**Donald J. Rasmussen**  
Director of Law

JULY 3, 2018

THE FOLLOWING IS THE NEW LEGISLATION TO BE PRESENTED TO THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO, AT THE TUESDAY, JULY 3, 2018 MEETING.

### **RESOLUTIONS:**

015-2018 A RESOLUTION COMMENDING JOHN KRYNOCK FOR THE EXCELLENCE OF HIS SERVICES TO THE CITY OF FINDLAY, OHIO.

### **ORDINANCES:**

- 2018-065 AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO, TO ENTER INTO A CAPITAL IMPROVEMENT COMMUNITY PARK, RECREATION/CONSERVATION PROJECT PASS THROUGH GRANT AGREEMENT WITH THE OHIO DEPARTMENT OF NATURAL RESOURCES FOR PLAYGROUND EQUIPMENT, BENCHES AND A SHELTER HOUSE TO BE CONSTRUCTED AT THE MIRACLE LEAGUE, AND DECLARING AN EMERGENCY.
- 2018-066 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.
- 2018-067 AN ORDINANCE REPLACING CHAPTER 1113.15, ENTITLED PUBLIC NOTICE, CHAPTER 1137.04 ENTITLED LOT REQUIREMENTS, CHAPTER 1161.14 ENTITLED ALTERNATIVE ENERGY, AND CHAPTER 1174 ENTITLED DEFINITIONS, ENACTING NEW CHAPTER 1137.05 ENTITLED BUILDING WIDTH, AND RENUMBRING CHAPTER 1137.05 ENTITLED APPLICABLE CHAPTERS TO NOW BE CHAPTER 1137.06, ALL OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO.
- 2018-068 AN ORDINANCE ENABLING THE CITY OF FINDLAY ZONING DEPARTMENT PERSONNEL ENFORCEMENT RIGHTS WITHIN RIGHT-OF-WAY AREAS WITHIN CITY LIMITS, AND DECLARING AN EMERGENCY.
- 2018-069 AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY ZONING THE FOLLOWING DESCRIBED PROPERTY AS I-1 LIGHT INDUSTRIAL AND M-2 MULTIPLE-FAMILY RESIDENTIAL (HEREINAFTER REFERRED TO AS THE HUMBLE ROBINSON ANNEXATION).
- 2018-070 AN ORDINANCE ACCEPTING AND APPROVING AN APPLICATION FOR ANNEXATION OF TERRITORY SITUATED IN THE TOWNSHIP OF MARION, COUNTY OF HANCOCK, STATE OF OHIO, AND SITUATED IN THE SOUTHWEST FOURTH (1/4) OF SECTION 5, T1N, R11E, A TRACT OF LAND CONSISTING OF 49.068 ACRES OF LAND, MORE OR LESS (HEREINAFTER REFERED TO AS THE HUMBLE ROBINSON ANNEXATION).
- 2018-071 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

**RESOLUTION NO. 015-2018**

**A RESOLUTION COMMENDING JOHN KRYNOCK FOR THE EXCELLENCE OF HIS SERVICES TO THE CITY OF FINDLAY, OHIO.**

WHEREAS, John Krynock who has served the City of Findlay, Ohio, for twenty-one (21) years as a dedicated and loyal employee has retired effective August 3, 2018. John began his career with the City as a Parks Worker III in the Public Works Department on May 25, 1997. He was promoted to Grounds Maintenance Worker IV on June 4, 2006 before being promoted to Grounds Maintenance Worker VI on January 3, 2016, a position he held until his retirement, and;

WHEREAS, during his years of service with the City of Findlay, John attended the Hancock-Wood Powerline training on June 13, 2008, and;

WHEREAS, John was instrumental in an office remodel at the Water Department in 2005, he was acknowledged by a then City Maintenance Worker for going above and beyond with his cleaning efforts on September 1, 2006. He was "Caught Working Hard" by two (2) Recreation Department workers in October of 2005 for his hard work under difficult conditions during their office renovations. He received a letter of recognition from the Mayor on August 14, 2012 for his involvement with the wind storm clean up that took place on June 29, 2012 and was also recognized for those efforts via Resolution No. 039-2012, and;

WHEREAS, during his twenty-one (21) years of service, John has performed as an outstanding public servant in a loyal and dedicated manner to the citizens of the City of Findlay, Ohio through his responsibilities within the City of Findlay Public Works Department.

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

SECTION 1: That the said John Krynock be and he is hereby commended for his long and loyal services to his City, and that this Council extends its best wishes to him upon his retirement from the City of Findlay, Ohio.

SECTION 2: This Resolution shall take effect and be in force from and after the earliest period provided by law.

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

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

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

APPROVED \_\_\_\_\_

**ORDINANCE NO. 2018-065**

**AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, OHIO, TO ENTER INTO A CAPITAL IMPROVEMENT COMMUNITY PARK, RECREATION/ CONSERVATION PROJECT PASS THROUGH GRANT AGREEMENT WITH THE OHIO DEPARTMENT OF NATURAL RESOURCES FOR PLAYGROUND EQUIPMENT, BENCHES AND A SHELTER HOUSE TO BE CONSTRUCTED AT THE MIRACLE LEAGUE, 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 be and she is hereby authorized to enter into a Capital Improvement Community Park, Recreation/Conservation Project Pass Through Agreement with the Ohio Department of Natural Resources whereby Findlay will be reimbursed upon completion of said project, up to one hundred thousand dollars (\$100,000), less any administrative costs, to supply the materials necessary to assemble and/or construct certain intended playground equipment and benches, as well as the material necessary for a shelter house to be constructed at the Miracle Field, and;

SECTION 2: That the Mayor of the City of Findlay, Ohio be and she is hereby authorized to enter into a Memorandum of Understanding with the Miracle League to provide reimbursed funding of up to one hundred thousand dollars (\$100,000), less any administrative costs, for materials to construct said playground improvements, benches and a shelter house foundation with the Miracle League providing all labor necessary to construct same improvement.

SECTION 3: That 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 enter into said agreement so that said grant funds may be utilized.

WHEREFORE, this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

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

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

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

APPROVED \_\_\_\_\_

## MEMORANDUM OF UNDERSTANDING

This Agreement is made and entered into by and between the City of Findlay, 318 Dorney Plaza, Findlay, Ohio 45840-3346, hereinafter referred to as "FINDLAY", and the Miracle League, [P.O. Box 971, Findlay, OH 45839], hereinafter referred to as "LEAGUE" on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

WHEREAS, FINDLAY has entered into a Community/Conservation Project Pass Through Agreement with ODNR whereby FINDLAY will be reimbursed up to one hundred thousand dollars (\$100,000.00), less any administrative costs, to supply the materials necessary to assemble and/or construct certain intended playground equipment and benches, as well as the material necessary for a shelter house to be constructed at the Miracle Field; and,

WHEREAS, FINDLAY agrees to provide funding, up to one hundred thousand dollars (\$100,000.00) less any administrative costs, to LEAGUE for materials to construct said playground improvements, benches and shelter house; and,

WHEREAS, LEAGUE shall provide all labor, paid and unpaid, including supervisory personnel to build and construct said playground, benches and shelter house foundation; and,

WHEREAS, once the project is completed, FINDLAY shall be reimbursed up to one hundred thousand dollars (\$100,000.00), less any administrative costs, from the Community/Conservation Project Pass Through Agreement with ODNR.

CITY OF FINDLAY:

MIRACLE LEAGUE:

\_\_\_\_\_  
Lydia L. Mihalik  
Mayor

\_\_\_\_\_  
by:  
its:

**ORDINANCE NO. 2018-066**

**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:	Revolving Loan Fund	\$ 1,691.41
TO:	General Expense #21010000-449400	\$ 1,691.41

SECTION 2: That the Auditor of the City of Findlay, Ohio is hereby authorized to draw one thousand six hundred ninety-one dollars and forty-one cents (\$1,691.41) from the Revolving Loan Fund Account held at Fifth Third Bank.

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 funds so that Hancock Regional Planning Commission may be paid for their expenses/staff time for RLF Administration for January 2018 through March 2018,

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. 2018-067

AN ORDINANCE REPLACING CHAPTER 1113.15, ENTITLED PUBLIC NOTICE, CHAPTER 1137.04 ENTITLED LOT REQUIREMENTS, CHAPTER 1161.14 ENTITLED ALTERNATIVE ENERGY, AND CHAPTER 1174 ENTITLED DEFINITIONS, ENACTING NEW CHAPTER 1137.05 ENTITLED BUILDING WIDTH, AND RENUMBRING CHAPTER 1137.05 ENTITLED APPLICABLE CHAPTERS TO NOW BE CHAPTER 1137.06, ALL OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO.

SECTION 1: That existing Chapter 1113.15 of the Codified Ordinances of the City of Findlay, Ohio which reads as follows:

### 1113.15 PUBLIC NOTICE.

- A. Notice of applications shall be provided to adjacent property owners at least fourteen (14) days prior to the date of the meeting at which the request will be considered. The process for notification shall be as follows:
1. Applicant is to provide addressed envelopes with proper postage.
  2. Staff review shall verify adjacent property owners
  3. Staff will mail out notices
  4. Staff report will:
    - i. Identify adjacent property owners
    - ii. Indicate date of mailing notices

Be and the same is hereby amended to read as follows:

### 1113.15 PUBLIC NOTICE.

- A. Notice of applications shall be provided to property owners located within 250 feet of the applicant property's perimeter. Notification shall be postmarked at least fourteen (14) days prior to the date of the meeting at which the request will be considered. The process for notification shall be as follows:
1. Staff will provide a list of surrounding property owners to the applicant.
  2. Applicant is to provide addressed envelopes with proper postage
  3. Staff shall verify adjacent property owners
  4. Staff will mail out notices
  5. Staff report will:
    - i. Identify adjacent property owners
    - ii. Indicate date of mailing notices
- B. Posted Notice.
1. The applicant must ensure that an official sign notice is posted on the subject property. Posted notice must be in the form of official signs provided by the Plan Commission and be done in a manner that makes the notice clearly visible to neighboring residents and passers-by.

2. One or more signs must be posted where instructed by the Planning Director. At least one sign must be posted for each lot frontage.
3. Required posted notice must be in place for at least 14 days before the hearing, meeting, or date of action that is the subject of the notice.
4. Failure to properly post signs is grounds for deferral or denial of the application. No one, except the applicant or an agent of the applicant or the City, shall remove or tamper with any such required sign during the period it is required to be maintained under this section.
5. The applicant must remove and return the sign to the City of Findlay within 7 days after the Planning Commission meeting.

SECTION 2: That existing Chapter 1137.04 of the Codified Ordinances of the City of Findlay, Ohio which reads as follows:

1137.04 LOT REQUIREMENTS

- A. FRONT & REAR YARD REQUIREMENTS. No front or side yards are required in the C-3 Districts.
- B. REAR YARDS.
  1. Loading spaces shall be provided in the ratio of at least ten (10) square feet per front foot of the building
  2. Where an alley exists or is provided at the rear of the buildings, the rear building setback and loading requirements may be computed from the center of said alley

Be and the same is hereby amended to read as follows:

1137.04 LOT REQUIREMENTS

- A. FRONT & REAR YARD REQUIREMENTS
  1. Main Street, Main Cross and Sandusky  
Buildings are not permitted to be set back more than 5 feet from the right-of-way; up to 50 percent of the building frontage can be set back an additional 5 feet to provide a public-private space.
  2. All other streets - no front or side yards are required.
- B. REAR YARDS
  1. Loading spaces shall be provided in the ratio of at least ten (10) square feet per front of the building
  2. Where an alley exists or is provided at the rear of the buildings, the rear building setback and loading requirements may be computed from the center of said alley.

SECTION 3: That new Chapter 1137.05 of the Codified Ordinances of the City of Findlay, Ohio be enacted which reads as follows:

1137.05 BUILDING WIDTH

A. Required building width

1. Buildings are to have a minimum width of 60 percent of the lot width.

SECTION 4: That existing Chapter 1137.05 of the Codified Ordinances of the City of Findlay, Ohio be renumbered to now be Chapter 1137.06:

1137.06 APPLICABLE CHAPTERS

CHAPTER 907 Sidewalk Repair & Construction

CHAPTER 1161.07 Screening

CHAPTER 1161.10 Outdoor Storage Standards

CHAPTER 1161.11 Parking Standards

CHAPTER 1161.12 Sign Standards

SECTION 5: That existing Chapter 1161.14 of the Codified Ordinances of the City of Findlay, Ohio which reads as follows:

1161.14 ALTERNATIVE ENERGY

1161.14.1 SMALL WIND TURBINES – INTENT

It is the purpose of this regulation to promote the safe, effective, and efficient use of small wind energy systems installed to reduce the on-site consumption of utility supplied electricity. (Add Definition in Back).

Be and the same is hereby amended to read as follows:

1161.14 ALTERNATIVE ENERGY

1161.14.1 SMALL WIND TURBINES – INTENT

It is the purpose of this regulation to promote the safe, effective, and efficient use of small wind energy systems installed to reduce the on-site consumption of utility supplied electricity.

SECTION 6: That a new definition be added to Chapter 1174 of the Codified Ordinances of the City of Findlay, Ohio be enacted which reads as follows:

SMALL WIND TURBINE

A wind turbines with swept areas of 200 square meters or less.

SECTION 7: This Ordinance shall be in full force and effect from and after the earliest period provided by law.

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

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

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

APPROVED \_\_\_\_\_

**ORDINANCE NO. 2018-068**

**AN ORDINANCE ENABLING THE CITY OF FINDLAY ZONING DEPARTMENT PERSONNEL ENFORCEMENT RIGHTS WITHIN RIGHT-OF-WAY AREAS WITHIN CITY LIMITS, 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 City of Findlay Zoning Department personnel are hereby authorized with enforcement rights within City limits, as set forth in the City of Findlay Codified Ordinances.

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 said enforcement rights to the City of Findlay Zoning Department personnel so that they may uphold the requirements of the City of Findlay Codified Ordinances.

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. 2018-069**

**AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY ZONING THE FOLLOWING DESCRIBED PROPERTY AS I-1 LIGHT INDUSTRIAL AND M-2 MULTIPLE-FAMILY RESIDENTIAL (HEREINAFTER REFERRED TO AS THE HUMBLE ROBINSON ANNEXATION).**

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

SECTION 1: That the following described parcel:

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

See attached Exhibit A

Be and the same is hereby rezoned from its respective zoning classifications to I-1 Light Industrial and M-2 Multiple-Family Residential classification.

SECTION 2: That from and after the effective date of this ordinance, said parcel above described herein shall be subject to I-1 Light Industrial and M-2 Multiple-Family Residential regulations.

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

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

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

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

APPROVED \_\_\_\_\_

EXHIBIT "A"

ENGINEERING \* SURVEYING \* GPS/GIS CONSULTING  
Findlay, OH • 3200 N. Main Street • 419.423.5630  
Charlotte, NC • P.O. Box 621524 • 704.604.4124

VAN HORN



HOOVER

**LEGAL DESCRIPTION**

Part of SW 1/4, Section 5,  
T1N, R11E  
Marion Township, Hancock County  
State of Ohio

Situated in the SW 1/4 of Section 5, T1N, R11E, Marion Township, Hancock County, State of Ohio, a Tract of land bounded and described as follows:

Commencing at a 1" Iron Pin found on the south line of the SW 1/4 of Section 5, also marking the intersection of Crystal Avenue (R/W Varies) and E. Melrose Avenue (80' R/W);

Thence along the centerline of Crystal Avenue, N 31°38'10" E, a distance of 1480.75 feet to a Mag Nail found marking the northwest corner of the Cunningham Ridge Condominium Plat, Plat Volume 21, Page 280 of the Hancock County Records and marking the POINT OF BEGINNING of the tract to be herein described;

Thence continuing along the centerline of Crystal Avenue, N 31°38'10" E, a distance of 212.12 feet to Mag Nail Set on the south line of a tract of land conveyed to Century Health, Inc. in Volume 2457, Page 2136 of the Hancock County Records;

Thence along the south line of said Century Health tract and the south line of a tract of land conveyed to Stewart, Shelly J. & Todd Hengsteler in Volume 2316, Page 810 of the Hancock County Records, S 89°15'27" E, a distance of 1733.62 feet to a 1/2" Capped Rebar found;

Thence, S 01°26'08" W, a distance of 157.84 feet to a point;

Thence, S 89°30'59" E, a distance of 91.80 feet to a point on the east line of a tract of land conveyed to C. Randolph Strauch in Volume 2267, Page 2710 and Volume 2183, Page 724 of the Hancock County Records;

Thence along the east line of said Strauch tract, S 00°57'27" W, a distance of 1299.77 feet to the south line of the SW 1/4 of Section 5;

Thence along said south line, N 89°16'38" W, a distance of 1342.05 feet to a point;

Thence along the east line of a tract of land conveyed to Pedcor Investments-1997-XXVIII, L.P., in Volume 1524, Page 134, and along the east line of a tract of land conveyed to AHP-Crystal Glen II, LLC, in Deed Volume 2330, Page 831 of the Hancock County Records, N 00°55'28" E, a distance of 790.00 feet to a 1/2" Capped Rebar found at the northeast corner of said tract;

Thence along the north line of said AHP-Crystal Glen II, LLC tract, N 79°05'48" W, a distance of 194.16 feet to a 5/8" Capped rebar set marking the southeast corner of said Cunningham Ridge Condominium Plat;

Thence along the east line of said Plat, N 04°37'40" E, a distance of 382.95 feet to a 5/8" Capped rebar set at the northeast corner of said Plat;

Thence along the north line of said Plat, N 79°57'04" W, a distance of 428.47 feet to the POINT OF BEGINNING, and containing 49.068 acres of land, more or less, all being subject to any prior easements of record, or otherwise.

EXHIBIT "A"

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Charlotte, NC • P.O. Box 621524 • 704.604.4124

VAN HORN  HOOVER

LEGAL DESCRIPTION

Part of SW 1/4, Section 5,  
T1N, R11E  
Marion Township, Hancock County  
State of Ohio

Note: Bearings are based on the Ohio North 3401 State Plane Coordinate System, NAD 83 (2011).  
Distances referenced above are ground distances.

Date: 29. Jan. 2018

Survey and Legal Description by:



Daniel R. Stone  
Daniel R. Stone, P.E., P.S.  
Ohio Registered Surveyor #8159

**ORDINANCE NO. 2018-070**

**AN ORDINANCE ACCEPTING AND APPROVING AN APPLICATION FOR ANNEXATION OF TERRITORY SITUATED IN THE TOWNSHIP OF MARION, COUNTY OF HANCOCK, STATE OF OHIO, AND SITUATED IN THE SOUTHWEST FOURTH (1/4) OF SECTION 5, T1N, R11E, A TRACT OF LAND CONSISTING OF 49.068 ACRES OF LAND, MORE OR LESS (HEREINAFTER REFERED TO AS THE HUMBLE ROBINSON ANNEXATION).**

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

SECTION 1: That upon the application of all the owners of the following described territory, for annexation of the following described territory, situated in the Township of Marion, County of Hancock and State of Ohio, to the City of Findlay, Ohio, and being described as follows:

Situated in the Township of Marion, County of Hancock, State of Ohio:

See Exhibit "A" attached hereto as if fully rewritten herein.

SECTION 2: This Ordinance shall be in full force and effect from and after the earliest period provided by law,

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

\_\_\_\_\_  
MAYOR

PASSED \_\_\_\_\_

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

APPROVED \_\_\_\_\_

EXHIBIT "A"

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Charlotte, NC • P.O. Box 621524 • 704.604.4124

VAN HORN



HOOVER

**LEGAL DESCRIPTION**

Part of SW 1/4, Section 5,  
T1N, R11E  
Marion Township, Hancock County  
State of Ohio

Situated in the SW 1/4 of Section 5, T1N, R11E, Marion Township, Hancock County, State of Ohio, a Tract of land bounded and described as follows:

Commencing at a 1" Iron Pin found on the south line of the SW 1/4 of Section 5, also marking the intersection of Crystal Avenue (R/W Varies) and E. Melrose Avenue (80' R/W);

Thence along the centerline of Crystal Avenue, N 31°38'10" E, a distance of 1480.75 feet to a Mag Nail found marking the northwest corner of the Cunningham Ridge Condominium Plat, Plat Volume 21, Page 280 of the Hancock County Records and marking the POINT OF BEGINNING of the tract to be herein described;

Thence continuing along the centerline of Crystal Avenue, N 31°38'10" E, a distance of 212.12 feet to Mag Nail Set on the south line of a tract of land conveyed to Century Health, Inc. in Volume 2457, Page 2136 of the Hancock County Records;

Thence along the south line of said Century Health tract and the south line of a tract of land conveyed to Stewart, Shelly J. & Todd Hengsteler in Volume 2316, Page 810 of the Hancock County Records, S 89°15'27" E, a distance of 1733.62 feet to a 1/2" Capped Rebar found;

Thence, S 01°26'08" W, a distance of 157.84 feet to a point;

Thence, S 89°30'59" E, a distance of 91.80 feet to a point on the east line of a tract of land conveyed to C. Randolph Strauch in Volume 2267, Page 2710 and Volume 2183, Page 724 of the Hancock County Records;

Thence along the east line of said Strauch tract, S 00°57'27" W, a distance of 1299.77 feet to the south line of the SW 1/4 of Section 5;

Thence along said south line, N 89°16'38" W, a distance of 1342.05 feet to a point;

Thence along the east line of a tract of land conveyed to Pedcor Investments-1997-XXVIII, L.P., in Volume 1524, Page 134, and along the east line of a tract of land conveyed to AHP-Crystal Glen II, LLC, in Deed Volume 2330, Page 831 of the Hancock County Records, N 00°55'28" E, a distance of 790.00 feet to a 1/2" Capped Rebar found at the northeast corner of said tract;

Thence along the north line of said AHP-Crystal Glen II, LLC tract, N 79°05'48" W, a distance of 194.16 feet to a 5/8" Capped rebar set marking the southeast corner of said Cunningham Ridge Condominium Plat;

Thence along the east line of said Plat, N 04°37'40" E, a distance of 382.95 feet to a 5/8" Capped rebar set at the northeast corner of said Plat;

Thence along the north line of said Plat, N 79°57'04" W, a distance of 428.47 feet to the POINT OF BEGINNING, and containing 49.068 acres of land, more or less, all being subject to any prior easements of record, or otherwise.

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VAN HORN  HOOVER

LEGAL DESCRIPTION

Part of SW 1/4, Section 5,  
T1N, R11E  
Marion Township, Hancock County  
State of Ohio

Note: Bearings are based on the Ohio North 3401 State Plane Coordinate System, NAD 83 (2011).  
Distances referenced above are ground distances.

Date: 29. Jan. 2018

Survey and Legal Description by:



Daniel R. Stone  
Daniel R. Stone, P.E., P.S.  
Ohio Registered Surveyor #8159

**ORDINANCE NO. 2018-071**

**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:	Water Fund	\$ 131,695.00
TO:	Supply Reservoir #25073000-other	\$ 131,695.00
FROM:	Sewer Fund	\$ 46,901.00
TO:	WPC #25061000-other	\$ 46,901.00

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 replacement slope mowers may be purchased,

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 \_\_\_\_\_