

FINDLAY CITY COUNCIL AGENDA

REGULAR SESSION

June 18, 2013

COUNCIL CHAMBERS

ROLL CALL of 2012-2013 Councilmembers

PLEDGE OF ALLEGIANCE

MOMENT OF PRAYER

ACCEPTANCE OR CHANGES OF MINUTES AND PUBLIC HEARINGS:

Acceptance or changes to the June 4, 2013 Public Hearing for the rezoning of 123 Cherry Street.

Acceptance or changes to the June 4, 2013 Regular Session City Council meeting minutes.

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

PROCLAMATION – none.

RECOGNITION/RETIREMENT RESOLUTIONS – none.

WRITTEN COMMUNICATIONS – none.

ORAL COMMUNICATIONS – none.

PETITIONS:

Jim Heck (Heck Rentals) – second floor balconies at 612 South Main Street

Mr. Heck is remodeling 612 South Main Street to add three (3) loft-style apartments on the second floor. He would like to add three (3) balconies facing south on the second floor to enhance the value to prospective tenants. He is also the owner of 618 South Main Street which is across the alley from this property (612 South Main Street) on the south side. These balconies will have at least eighteen feet (18') clearance above the alley. Pictures of what these balconies will look like and blueprints are attached. These balconies are a start of developing more upscale downtown living in Findlay.

Zoning amendment request – 721 Rockwell Avenue

Philip Rooney has requested a zoning change for 721 Rockwell Avenue from I1 Light Industrial to R3 Single Family. Needs to be referred to City Planning Commission and Planning & Zoning Committee.

Zoning amendment request – 113 Hillcrest Avenue

Philip Rooney has requested a zoning change for 113 Hillcrest Avenue from R1 Single Family Low Density to O1 Institutions & Offices. Needs to be referred to City Planning Commission and Planning & Zoning Committee.

Street vacation request – Leiser Avenue

Harrison Griffith has requested a street vacation for the unimproved right-of-way of Leiser Avenue north of 5th Street between the properties at 734 and 800 5th Street. Needs to be referred to City Planning Commission and Planning & Zoning Committee.

REPORTS OF MUNICIPAL OFFICERS AND MUNICIPAL DEPARTMENTS:

Findlay W.O.R.C. Program Charge Statistics – 01/1/2013 through 5/31/2013; Findlay Work Release Program Monthly Payment Statistics Summary – 01/01/2013 through 5/31/2013; Findlay W.O.R.C. Program Monthly Tally Sheet – 01/01/2013 through 5/31/2013; Findlay W.O.R.C. Financial Analysis – 01/1/2013 through 5/31/2013.

Findlay Police Department Activities Report – May 2013.

Service-Safety Director Paul Schmelzer – grant from Wal-Mart for smoke detectors

The Findlay Fire Department received a non-matching grant donation of one thousand dollars (\$1,000.00) from the Wal-Mart Foundation for the purchase of smoke detectors. Depending on the final price, the department anticipates supplying between two to three hundred (200-300) smoke detectors to the public at no cost. They will be given away at various public safety events and will supplement the department's depleted stock. In the past, appropriations of funds from these grants were not referred to the Appropriations Committee.

FROM: General Fund

\$ 1,000.00

TO: Fire Department #21014000-other

\$ 1,000.00

Ordinance No. 2013-034 was created.

City Income Tax Monthly Collection Report – May 2013.

Budget Summary of Year-To-Date Information Report/Cash & Investments Report as of May 31, 2013.

City Planning Commission minutes – May 9, 2013; staff report – June 13, 2013; agenda – June 13, 2013.

Treasurer's Reconciliation Report – May 31, 2013.

Service-Safety Director Schmelzer – N.E.A.T. Department sale on GovDeals.com

The N.E.A.T. Department recently sold its vehicle on GovDeals.com. An appropriation of three thousand dollars (\$3,000.00) was authorized for property cleanups. The N.E.A.T. Department would like the remaining three hundred five dollars (\$305.00) appropriated into its budget for advertising costs.

FROM: General Fund	\$ 305.00
TO: N.E.A.T. Department #21016000-other	\$ 305.00

Ordinance No. 2013-034 was created

Parks and Recreation Board Minutes – April 15, 2013 (already presented at June 4, 2013 City Council meeting where Council requested verbiage change regarding the new pool facility start up); May 20, 2013; **Agenda** – June 17, 2013.

Traffic Commission Minutes – May 20, 2013.

Officer/Shareholders Disclosure Form from the Ohio Department of Commerce Division of Liquor Control for Michael J Gardner, located at 319 South Main Street, Findlay, Ohio for a D5 liquor permit. This requires a vote of Council.

Gregory R. Horne, Chief of Police – Michael J Gardner, located at 319 South Main Street, Findlay, Ohio. A check of the records shows no criminal record on the following:

Michael J. Gardner

Hancock Regional Planning Commission Aleta Foust – CDBG city of Findlay Fair Housing

The Hancock Regional Planning Commission is preparing the annual Fair Housing contract for the Hope House. The Fair Housing program services is a requirement under the Ohio Department of Developments CDBG program. HRPC will be preparing the yearly contract and submitting it to Mayor Lydia Mihalik for approval. Hope House will be compensated three thousand dollars (\$3,000.00) for fiscal year 2013-2104 for implementing the Fair Housing program within the City of Findlay. Resolution No. 020-2013 was created.

COMMITTEE REPORTS – none.

LEGISLATION:

RESOLUTIONS

RESOLUTION NO. 020-2013 (CDBG City of Findlay Fair Housing)

First reading

A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, HANCOCK COUNTY, STATE OF OHIO TO EXECUTE AN AGREEMENT WITH FINDLAY HOPE HOUSE FOR THE HOMELESS, INC. TO PROVIDE FAIR HOUSING SERVICES FOR RESIDENTS OF THE CITY OF FINDLAY BEGINNING SEPTEMBER 1, 2013.

ORDINANCES

ORDINANCE NO. 2013-030 (Wagner alley vacation)

Second reading

AN ORDINANCE VACATING A CERTAIN ALLEY (HEREINAFTER REFERED TO AS WAGNER ALLEY VACATION) IN THE CITY OF FINDLAY, OHIO.

ORDINANCE NO. 2013-031 (Reichenbach rezone)

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 REICHENBACH REZONE) WHICH PREVIOUSLY WAS ZONED "C2 GENERAL COMMERCIAL DISTRICT" TO "C3 DOWNTOWN COMMERCIAL".

ORDINANCE NO. 2013-032, AS AMENDED (Houtz ROW vacation)

Second reading

AN ORDINANCE VACATING A PORTION OF THE MORRICAL BOULEVARD RIGHT-OF-WAY BETWEEN OLNEY AVENUE AND LIMA AVENUE IN THE CITY OF FINDLAY, OHIO.

ORDINANCE NO. 2013-034 (appropriation of funds)

First reading

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

UNFINISHED BUSINESS

OLD BUSINESS
NEW BUSINESS

HECK RENTALS
101 W Sandusky St. Suite #201
Findlay, OH 45840
(419) 422-3580
Fax (419) 424-5730

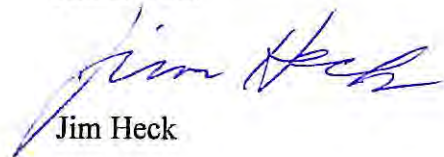
June 12, 2013

Dear City Council,

Currently I am remodeling 612 S Main to add 3 Loft Style apartments on the second floor. Our plans are to add 3 balconies facing south on the second floor to enhance the value to prospective tenants. Across the alley from 612 S Main, on the South side, is 618 S Main and I am the owner. These balconies will have at least 18 feet clearance above the alley. I have included pictures of what they will look like with a blue print of the balconies.

This is the start of developing more upscale downtown living in Findlay.

Thank You,



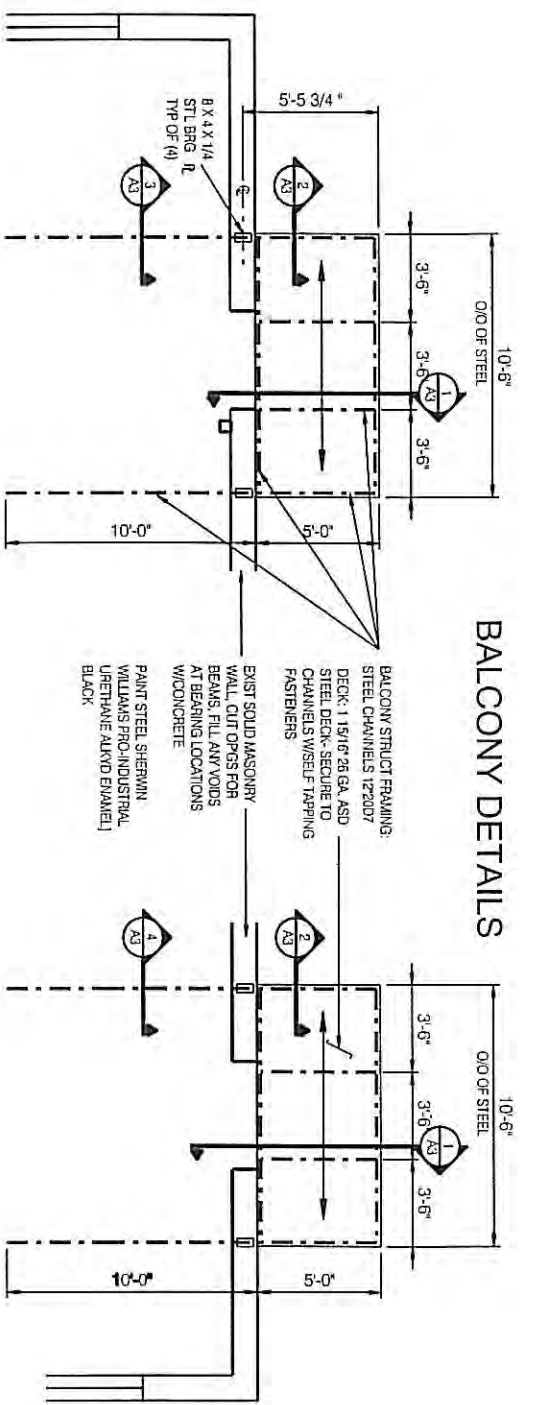
Jim Heck





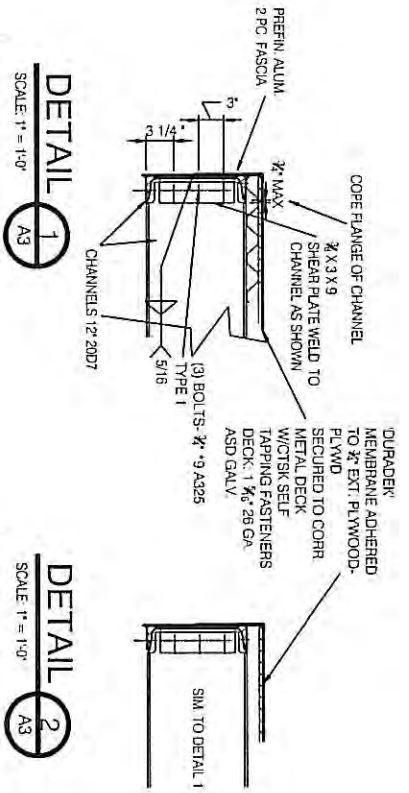
18'-1" TO BOTTOM OF STRUCTURE

19'-5" TO BOTTOM OF STRUCTURE



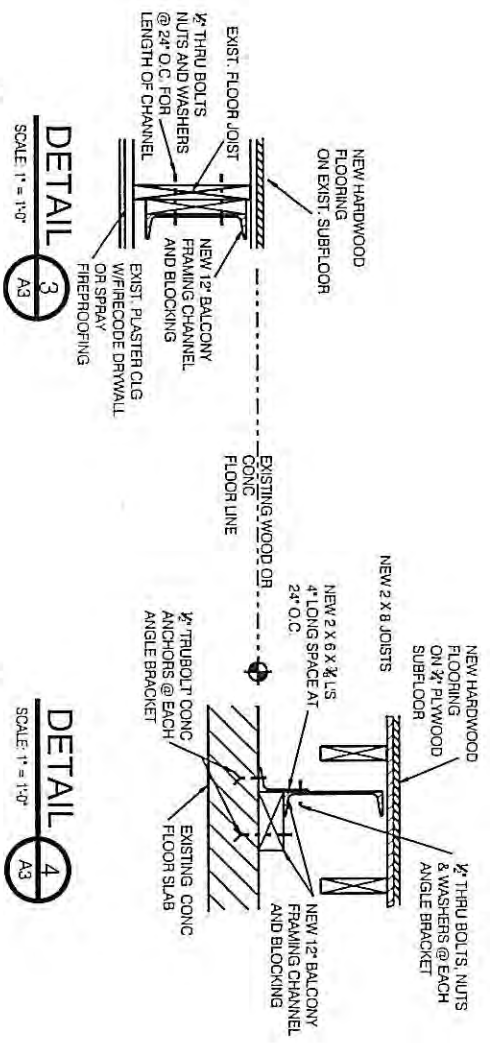
PLAN @ EXIST. WD FLOOR
SCALE: 1/2" = 1'-0"

PLAN @ EXIST. CONC FLOOR
SCALE: 1/2" = 1'-0"



DETAIL 1
SCALE: 1" = 1'-0"

DETAIL 2
SCALE: 1" = 1'-0"



DETAIL 3
SCALE: 1" = 1'-0"

DETAIL 4
SCALE: 1" = 1'-0"

<p>RENOVATIONS TO 2ND FLOOR 612 SOUTH MAIN STREET Heck Rentals FINDLAY, OHIO</p>		<p>Jacobson Architectural Services</p> <p>Paul Jacobson AIA Architect 1311 Glen Road Findlay, OH 45840 419-421-1043 p.jacobson@wohrrt.com</p>		<p>Paul S. Jacobson - License #4410 Expiration Date 12/31/13</p>	
<p>DATE: 6/10/13</p>		<p>PROJECT TITLE: STAIR & BALC. DETAILS</p>		<p>PROJECT NO: HR-1301</p>	
<p>DATE: 6/10/13</p>		<p>PROJECT TITLE: STAIR & BALC. DETAILS</p>		<p>PROJECT NO: HR-1301</p>	

PETITION FOR ZONING AMENDMENT

TO THE COUNCIL OF THE CITY OF FINDLAY, STATE OF OHIO:

We, the undersigned owner(s) of the following legally described property, hereby request consideration of a change in zoning district classification as specified below:

ADDRESS 721 Rockwell Avenue SUBDIVISION Wyoming Place Addition

LOT NO.(s) Lot 10733 & Part of Vacated Alleys

If a rezoning request involves more than one parcel, City Code requires that the petition be signed by the owners of at least fifty per cent (50%) of the frontage of the lots under consideration. If applicable, owners must fill in the following section:

SIGNATURE SUBDIVISION LOT NO. STREET FRONTAGE

SIGNATURE	SUBDIVISION	LOT NO.	STREET FRONTAGE
	Wyoming Place	10733	57.50 feet
Huntington National Bank			
By: <u>Charles Wightman</u> <u>4/25/2013</u>			
Authorized Representative			

IF NOT LOCATED IN A RECORDED SUBDIVISION, ATTACH LEGAL DESCRIPTION

EXISTING USE Residential Dwelling

PRESENT ZONING DISTRICT I-1

PROPOSED ZONING DISTRICT R-3


- a. Vicinity map showing property lines, streets, and existing and proposed zoning.
- b. List of all property owners within, contiguous to, and directly across the street from the proposed rezoning.
NOTE: COMPLIANCE WITH THIS REQUIREMENT IS EXTREMELY IMPORTANT. FAILURE TO NOTIFY ANY PROPERTY OWNER FALLING WITHIN THIS CRITERIA WILL POSSIBLY INVALIDATE THE REZONING ORDINANCE PASSED AS A RESULT OF THIS PETITION.
- c. A statement of how the proposed rezoning relates to the Findlay Comprehensive Land Use Plan.
- d. Application for Planned Unit Development, City Planning Commission, City of Findlay, Ohio, if applying for a PUD.

Name of Contact Person Philip L. Rooney

Mailing Address 119 East Crawford Street, Findlay, Ohio 45840

Phone No. (Home) _____ (Business) 419-425-3821

6/13/13
(date)


(Signature of Contact Person)

OFFICE USE ONLY

\$250.00 Fee Paid _____ \$100.00 Fee Paid PUD approval _____

Applicable Advertising and Filing Fees Paid _____

Date Petition Submitted to City Council _____

Referral to Planning Commission Referral to Planning & Zoning _____

Planning Commission _____ Disposition _____

Planning & Zoning _____ Disposition _____

Public Hearing Date Set By Council _____

Date of Newspaper Notice
(Must be mailed at least 30 days prior to Hearing)

Date of Notice to Abutting Owners
(Must be mailed at least 20 days prior to Hearing)

Referred for Legislation _____

Date of Readings by Council: _____

First _____ Second _____ Third _____

Action by Council: _____ Ordinance No. _____

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Notes

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Huntington Zoning Amendment

Exhibit B Adjoining Landowners

RAM Hotel Group, Inc.
1600 Fox Street
Findlay, Ohio 45840

Todd K. James
725 Rockwell Avenue
Findlay, Ohio 45840

Mary L. Garza
717 Rockwell Avenue
Findlay, Ohio 45840

Consolidated Bottling Co.
c/o Pepsi Cola Bottlers Lima
1475 East Woodfield Road
Schaumburg , IL 60173

RKO Bottles Lima, Inc.
c/o Pepsi Cola Bottlers Lima
1475 East Woodfield Road
Schaumburg , IL 60173

EXHIBIT C

Findlay Land Use Plan

The subject property is designated as residential area in the Findlay Land Use Plan, however, the property has zoned as industrial property upon the revision of the Findlay Zoning Map. This property is located on a street with numerous other residential dwellings and the area is not used for industrial purposes, but is a mix of commercial, residential and industrial uses.

PETITION FOR ZONING AMENDMENT

TO THE COUNCIL OF THE CITY OF FINDLAY, STATE OF OHIO:

We, the undersigned owner(s) of the following legally described property, hereby request consideration of a change in zoning district classification as specified below:

ADDRESS 113 Hillcrest Ave. SUBDIVISION Brown Addition

LOT NO.(s) Two Hundred Twenty Four (224) & Part of Two Hundred Twenty-three (223)

If a rezoning request involves more than one parcel, City Code requires that the petition be signed by the owners of at least fifty per cent (50%) of the frontage of the lots under consideration. If applicable, owners must fill in the following section:

SIGNATURE SUBDIVISION LOT NO. STREET FRONTAGE

Catherine A. Mutchler Brown Addition Lot 224 & Part Lot 223 60 Feet

Catherine A. Mutchler

IF NOT LOCATED IN A RECORDED SUBDIVISION, ATTACH LEGAL DESCRIPTION

EXISTING USE Professional Office

PRESENT ZONING DISTRICT R-1 Single Family Low Density

PROPOSED ZONING DISTRICT O-1 Institutions & Offices

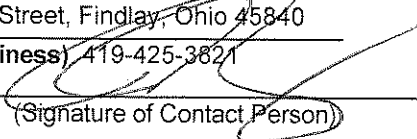
- a. Vicinity map showing property lines, streets, and existing and proposed zoning.
- b. List of all property owners within, contiguous to, and directly across the street from the proposed rezoning.
NOTE: COMPLIANCE WITH THIS REQUIREMENT IS EXTREMELY IMPORTANT. FAILURE TO NOTIFY ANY PROPERTY OWNER FALLING WITHIN THIS CRITERIA WILL POSSIBLY INVALIDATE THE REZONING ORDINANCE PASSED AS A RESULT OF THIS PETITION.
- c. A statement of how the proposed rezoning relates to the Findlay Comprehensive Land Use Plan.
- d. Application for Planned Unit Development, City Planning Commission, City of Findlay, Ohio, if applying for a PUD.

Name of Contact Person Philip L. Rooney

Mailing Address 119 East Crawford Street, Findlay, Ohio 45840

Phone No. (Home) _____ (Business) 419-425-3821

6/13/13
(date)


(Signature of Contact Person)

OFFICE USE ONLY

\$250.00 Fee Paid _____ \$100.00 Fee Paid PUD approval _____

Applicable Advertising and Filing Fees Paid _____

Date Petition Submitted to City Council _____

Referral to Planning Commission ___ Referral to Planning & Zoning _____

Planning Commission _____ Disposition _____

Planning & Zoning _____ Disposition _____

Public Hearing Date Set By Council _____

Date of Newspaper Notice _____
(Must be mailed at least 30 days prior to Hearing)

Date of Notice to Abutting Owners _____
(Must be mailed at least 20 days prior to Hearing)

Referred for Legislation _____

Date of Readings by Council: _____

First _____ Second _____ Third _____

Action by Council: _____ Ordinance No. _____

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Notes

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Mutchler Zoning Amendment

Exhibit B
Adjoining Landowners

Mitchell D. Adams
Autumn D. Plummer
134 Hillcrest Avenue
Findlay, Ohio 45840

Tab A. Tanner
Dawn M. Barrett
130 Hillcrest Avenue
Findlay, Ohio 45840

Patricia Christman
128 Hillcrest Avenue
Findlay, Ohio 45840

Deborah Bucher
P.O. Box 7088
Lafayette, Ohio 45854

Judy Hoover
129 Hillcrest Avenue
Findlay, Ohio 45840

James F. Wolf
132 Waddle Street
Findlay, Ohio 45840

EXHIBIT C

Findlay Land Use Plan

The subject property is designated as residential area in the Findlay Land Use Plan, however, the property has been used as a professional office for over thirty (30) years and can no longer operate under a conditional use variance that was granted in the past. The property is located within One Hundred (100) of a multi-family dwelling and near other commercial property located on North Main Street.

ALLEY/STREET VACATION PETITION

FEE PAID \$75.00

DATE 6/13/13

ADVERTISING AND FILING FEES PAID DATE

HONORABLE MAYOR AND COUNCIL, CITY OF FINDLAY, OHIO:

We, the undersigned, being owners of property abutting the requested Street vacation shown on the attached plat, respectfully petition

(street/alley)

your Honorable Body to vacate the LEISER described as: street/alley

LEISER ST. DEAD END

Being further described as abutting the following described LOTS in the SUBDIVISION of:

Leiser addition

A \$75.00 fee is submitted to pay for the cost of vacating the above-described Street (street or alley)

We agree to pay all cost and/or assessments that are now or have been constructed serving this property. Upon adoption of legislation, applicable advertising and filing fees will be invoiced to the petitioner. A plat of the area showing the portion to be vacated & a list of all property owners on that portion of the alley running from street to street, but not in the request for vacation are attached.

OWNER	ADDRESS	LOT NUMBER
John K. Lane	734 FIFTH ST Findlay, OH 45840	
HARRISON GERRITZ	805TH ST. FINDLAY	45840
Stefan Beekman	734 Fifth St Findlay, OH	45840, Lot 5485-87 E65ft Parcel 5800002 46310

TO: Applicants for Street or alley Vacation
FROM: Council Clerk
City law requires persons requesting the vacation of a street or alley to file a petition with City Council. Council then refers the request to the City Planning Commission and the Planning & Zoning Committee for their findings. These Committees file their report with Council, who in turn makes the final ruling on the request.

APPLICATION REQUIREMENTS

Petition forms are available in the Council Clerk's Office. It requires the signature of a majority of the property owners that abut the requested vacation. A plat of the area shall accompany the application indicating the street or alley to be vacated. This plat can be obtained from the City Engineer's Office.

In addition to the petition for an alley vacation being signed by the abutting property owners, which is notice, if said proposed alley vacation is less than the full alley running from street to street, either north and south or east and west as the case may be, then the Clerk will also send notices to the abutting property owners on that portion of the alley extended but not in the request for vacation. For example, if an alley runs from north to south from street A to street B, intersected by a east-west alley, and the request is to vacate the alley running from street A to the intersecting east-west alley, then the abutting property owners on the remaining portion of that north-south alley between street A and street B shall also receive notice of the petition to vacate from the Council Clerk. (Rules of Procedure, as amended, of Findlay City Council).

Ideally, the petition must be signed by all abutting property owners. If not, a Public Notice of Consideration to Vacate has to be advertised in the Courier for six consecutive weeks. The cost of the advertising shall be paid by the petitioner. Anyone wishing to address Council concerning the petition may do so as a result of the publication. This can occur at any of the three readings which Council must give an Ordinance that vacates right-of-way.

FEE

At the time of submitting the request to the Council Clerk, a **\$75.00 non-refundable fee** shall accompany the petition. This is to off-set some of the City's expenses. **Upon adoption of legislation, applicable advertising and filing fees will be invoiced to the petitioner.**

ASSESSMENTS

By law, if there were assessments to the abutting properties for improvements to the street or utilities, the petitioners are to pay the assessment fee for the property being vacated. These assessments, if any, are recorded in the City Engineer's Office. They are requested to be researched for the property upon legislation request. The petitioners will be invoiced for the total expense, and it must be paid before Council will vacate the street or alley.

PLANNING COMMISSION ACTION

Planning Commission action on vacation petitions will be in the form of a recommendation to City Council. Council may then either concur with the Commission's recommendation or override it. Concurring action may be accomplished with a simple majority vote, while overriding action requires a two-thirds (2/3) vote of Council. Notice of the Planning Commission Meeting will be sent from the Engineer's Office to the filer of the petition advising him/her when the request shall be heard.

COMMITTEE ACTION

This Committee's action will be in the form of a recommendation to City Council. Council may then either concur with the Committee's recommendation or override it. Action is a simple majority vote to concur or override the Committee report. Notice of the Planning & Zoning Committee Meeting will be sent by the Council Clerk to the petitioners advising them when the request shall be heard.

CITY COUNCIL ACTION

Once the petition is placed on Council's agenda, it will be referred to the City Planning Commission and the Committee with all documentation submitted. Both the City Planning

Commission and the Planning & Zoning Committee shall review the request. Upon their findings, Council will request legislation and give it three (3) separate readings if the vacation is to proceed.

In order to vacate a public right-of-way, City Council must adopt an ordinance doing so. Normally, legislation is prepared when the Planning & Zoning Committee recommends that an action be taken. However, appropriate legislation can be drawn at the request of any Council member, whether or not the vacation is supported by the Committee. Ordinances require three readings prior to adoption, and this normally occurs over the course of three consecutive meetings of Council.

A majority affirmative vote of at least five (5) members is necessary to enact a vacation ordinance. If Council disagrees with the Planning Commission's recommendation, it will take six (6) affirmative votes of members of Council to enact a vacation ordinance. The ordinance is not effective until at least 30 days after signing by the Mayor.

Revised 12-05

Name of Contact Person HARRISON GRIFFITH
Mailing Address See 57th St, Parcel 580000 246660, Lot 5544-45 w 721/2 ft
Phone No. (Home) 419 (Business) 423-9709
(date) _____ (Signature of Contact Person) Harrison Griffith 6-13-13

OFFICE USE ONLY

[Handwritten signature]

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Notes

DESCRIPTION INFORMATION

LENDER: KMC Mortgage Corp.

LOT(S) NO.: W. 71.25' of Lot #5543 & the
 W. 72.5' of Lot #5544 & #5545

BUYER: Harrison Griffith

ALLOTMENT: Leiser Addition

OWNER: _____

CITY OR VILLAGE: Findlay

ADDRESS: 800 Fifth Street

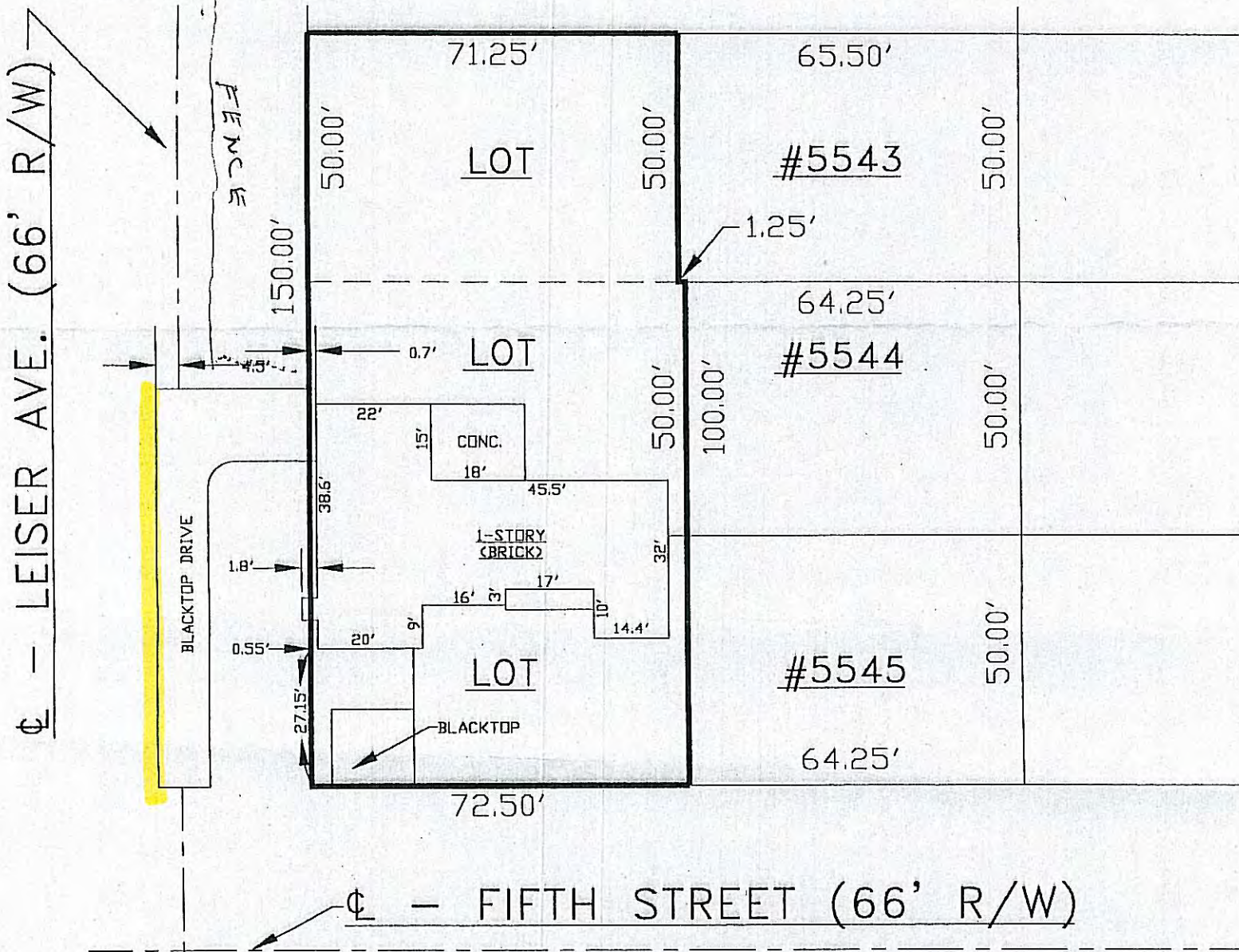
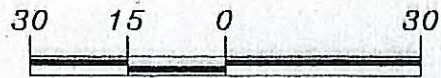
COUNTY: Hancock

PLAT BOOK: _____ PAGE: _____

TOWNSHIP: _____ RANGE: _____

SCALE: 1" = 30'

SECTION: _____ 4 ('s)



I HEREBY CERTIFY THAT A MORTGAGE LOCATION SURVEY OF THE ABOVE PREMISES HAS BEEN MADE IN ACCORDANCE WITH CHAPTER 4733-38, (MINIMUM STANDARD FOR MORTGAGE LOCATION SURVEYS IN THE STATE OF OHIO) OHIO ADMINISTRATIVE CODE AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Edward A. Van Horn, Reg. Surveyor No. 6563
 VAN HORN, HOOVER & ASSOCIATES, INC. - FINDLAY, OHIO

SUBJECT PROPERTY IS Located In
 THE SPECIAL FLOOD HAZARD AREA SHOWN
 ON FEDERAL INSURANCE AGENCY, FLOOD
 HAZARD BOUNDARY MAP NO. 390244-0008C (Zone A2)



Findlay WORC Program Charge Statistics 01/01/2013-05/31/2013

06/03/2013

Month	Amount Billed
January 2013	1,355.00
February 2013	2,453.00
March 2013	8,040.00
April 2013	9,750.00
May 2013	18,135.00
Total: 39,733.00	



Findlay Work Release Program Monthly Payment Statistics - Summary 01/01/2013-05/31/2013

	Day Charge A1	Replacement Charges	Drug Test Charges	Sub Total	Write-Off Amount	Net Total
Summary:						
Cash	39,860.00	18.00	10.00	39,923.00		39,923.00
Money Orders	1,310.00	0.00	0.00	1,345.00		1,345.00
Credit Cards	3,750.00	0.00	0.00	3,750.00		3,750.00
Total	44,920.00	18.00	10.00	45,018.00	750.00	45,018.00



Findlay WORC Program Monthly Tally Sheet 01/01/2013-05/31/2013

06/03/2013

	# of Residents	Days Sentenced	Days Served	Case Completion Status				
				Successful	Unsuccessful	No Show	Denied Entry	Reschedules
January 2013	16	380	192	10	2	3	2	2
February 2013	16	211	114	10	0	3	1	2
March 2013	39	590	343	19	1	12	6	5
April 2013	45	911	452	21	5	5	3	6
May 2013	48	1122	564	26	2	11	4	8
Total	164	3214	1665	86	10	34	16	23

FINDLAY WORC FINANCIAL ANALYSIS

JANUARY 01, 2013 THRU MAY 31, 2013

PLEASE NOTE: THE WORC WAS CLOSED FROM 2-22 THRU 2-28 = 7 DAYS & 4-24 THRU 4-30 = 7 DAYS

- 1 FiMC cases Findlay City Ordinance cases, days served= 840
- 2 FiMC cases State Code cases, days served = 592
- 3 FiMC cases Total days served (combined City and State) = 1432

Other Courts using WORC

Days Served

**Additional
Income to date**

Fostoria Municipal Court	0	\$0.00
Hancock County Common Pleas Court	188	\$4,700.00
Hancock County Juvenile Court	0	\$0.00
Upper Sandusky Municipal Court	15	\$375.00
Henry County Common Pleas Court	0	\$0.00
Fremont Municipal Court	30	\$750.00

Other Courts Usage	Total Days:	233	Total Additional Income:	\$5,825.00
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5 Hancock Co. Justice Center Cost: 840 City Ordinance case days served x \$55 / day saved by not serving time at the Justice Center = **\$46,200.00**

6 Total fees collected at \$25 / day from all residents = **\$41,625.00**

7 Outstanding fees = **\$948.00** (11 accounts)

8 Expenses = **\$119,288.71**

9 Charge Statistics = **\$39,733.00** (charged upon entry for full stay)

10 Payment Statistics = **\$45,018.00** (this amount may be larger than the Charge Statistics at times, due to the fact that residents are charged upon entry for their full stay - i.e.: charged in May but made payments in following months). (This also includes Reimbursables).

11 Net Expense = **\$74,270.71**
(Expenses - Payments)

12 Program Savings: Net vs. Justice Center cost = **(\$28,070.71) ***
(Justice Center Cost - Net Expense)

13 Commissions Received from Securus Pay Phones = **\$15.30**

*** All information in this document was pulled from the WORC records.



City of Findlay

Lydia Mihalik, Mayor

POLICE DEPARTMENT

Gregory R. Horne, Chief of Police

318 Dorney Plaza, Room 207 • Findlay, OH 45840

Phone: 419-424-7194 • Fax: 419-424-7296

www.findlayohio.com

June 3, 2013

Honorable Council:

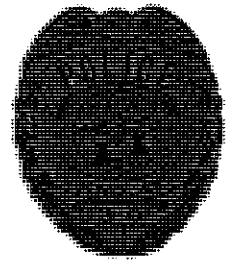
Attached are the Findlay Police Department activity stats for May 2013.

Sincerely,

Gregory R. Horne
Chief of Police



**CITY OF FINDLAY
POLICE DEPARTMENT
FINDLAY, OH 45840**



Phone: 419-424-7163

Fax: 419-424-7296

**Patrol Division
Monthly Activity Report
Month of: May 2013**

	<u>Month</u>	<u>Year to Date</u>
Traffic Stops:	467	3388
Citations:	218	1287
Operating Vehicle while Intoxicated:	12	84
Accidents (non injury):	68	313
Injury Accidents:	18	58
Accident Waivers:	12	93
Property Damage Complaints:	38	130
Theft Complaints:	144	495
Unlawful Entry Complaints:	34	105
Domestic Dispute Complaints:	61	274
Assault Complaints:	18	85
Sex Offense Complaints:	8	29
Alcohol/Drug Complaints:	24	139
Warrants Served:	52	311
Arrests :	144	763
Total Reports Generated:	1140	5799

Detective Division

May, 2013 Activity

Cases Submitted for Prosecution

	Month	Year to Date
Law Director:	97	450
County Prosecutor:	17	116
Juvenile Prosecutor:	37	113

There were a total of 21 new cases assigned for investigation during the month of May.



**CITY of FINDLAY
POLICE DEPARTMENT
FINDLAY, OH 45840**



Phone: 419-424-7194
Fax: 419-424-7891

Vice Narcotics Unit/METRICH Unit

Activity Report

May 2013

The following is the activity report for the Vice Narcotics Unit/METRICH Unit for the month of May 2013:

Narcotics Investigations: 22

Felony Arrests: 6 (9 charges)

Misdemeanor Arrests: 0

Drug Talks: 2

Sgt. Justin Hendren 818

MONTHLY COURT OFFICER ACTIVITY REPORT

MONTH: May YEAR 2013

TOTAL PAPERS PROCESSED	<u>199</u>
TOTAL PAPER SERVICE HOURS	<u>99.5</u>
TOTAL COURT SECURITY HOURS	<u>62.5</u>
TOTAL PRISONERS TO/FROM COURT	<u>1</u>
TOTAL MILES DRIVEN	<u>618</u>
TOTAL SUMMONS	<u>100</u>
TOTAL OVERTIME HOURS	<u>0</u>

Off. B. [Signature]
COURT OFFICER

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.
Service-Safety Director

May 31, 2013

Honorable City Council
City of Findlay, Ohio

Dear Council Members:

The Findlay Fire Department received a non-matching grant donation in the amount of \$1,000.00 from the Wal-Mart Foundation for the purchase of smoke detectors. Depending on the final price of the smoke detectors, the department anticipates supplying between 200 and 300 smoke detectors to the public at no cost. The smoke detectors will be given away at various public safety events and will supplement the department's depleted stock of smoke detectors. In the past, the appropriation of funds from these grants was not referred to the Appropriations Committee.

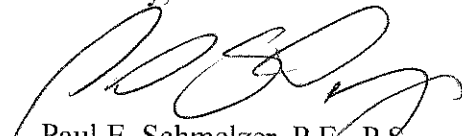
An appropriation is respectfully requested as follows:

FROM:	General Fund	\$1,000.00
TO:	Fire Department 21014000-other	\$1,000.00

By copy of this letter, I am requesting the Director of Law prepare the necessary legislation.

Thank you for your consideration.

Sincerely,



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

cc: Donald J. Rasmussen, Director of Law
Jim Staschiak II, City Auditor
Chief Tom Lonyo, Fire Department
File

City of Findlay Income Tax Department

Post Office Box 862 Findlay, Ohio 45839-0862
318 Dorney Plaza, Municipal Building Room 115
Telephone: 419-424-7133 • Fax: 419-424-7410
www.findlaytaxforms.com

Lydia L. Mihalik
Mayor

Monthly Collection Report to Findlay Council

May 2013

Total collections for May 2013: \$1,936,379.41

	2013	2012	
	<u>Year-to-date</u>	<u>Year-to-date</u>	<u>Variance</u>
Withholders	7,670,832.01	7,895,000.24	-224,168.23
Individuals	1,665,439.83	1,618,801.72	46,638.11
Businesses	<u>1,010,711.19</u>	<u>825,918.20</u>	<u>184,792.99</u>
Totals	10,346,983.03	10,339,720.16	7,262.87
			0.07%

Actual & Estimated Past-due Taxes

Withholders	452,581.60
Individuals	868,537.03
Businesses	<u>28,507.29</u>
Total	1,349,625.92

Refunds Paid

<u>Monthly</u>	<u>Year-to-date</u>
540	1,221
142,114.55	335,763.80



Andrew Thomas, Administrator

6-3-13

Date

Findlay Income Tax Department

Monthly Collections Report

Monday, June 3, 2013

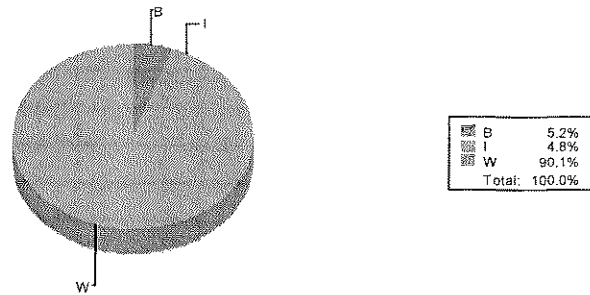
8:16:42AM

For Period May 1, 2013 through May 31, 2013

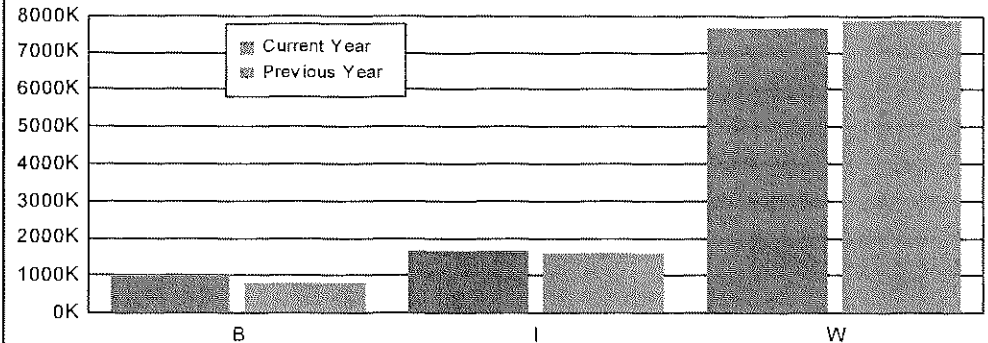
City of Findlay

Account Type	Current Month Total	YTD Year to Date	YTD Year to Date	YTD YTD % Change	YTD YTD % Change	Previous Year (Month to Date)	Previous Year (Month to Date)
W	1,744,262.44	7,670,832.01	7,895,000.24	-224,168.23	-2.84	1,740,129.40	4,132.96
I	92,042.08	1,665,439.03	1,610,801.72	46,638.11	2.80	15,004.01	76,147.27
B	100,074.89	1,010,711.10	825,918.20	184,792.90	22.37	50,367.60	40,707.20
Totals:	1,936,379.41	10,346,983.03	10,330,720.16	7,262.87	0.07	1,806,501.01	120,007.43

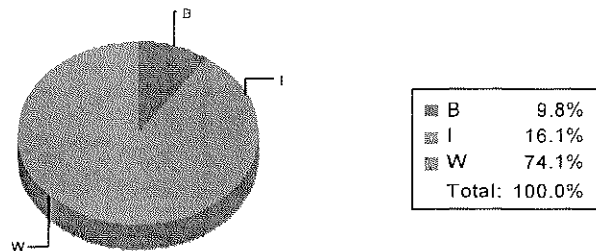
Monthly Collections by Account Type



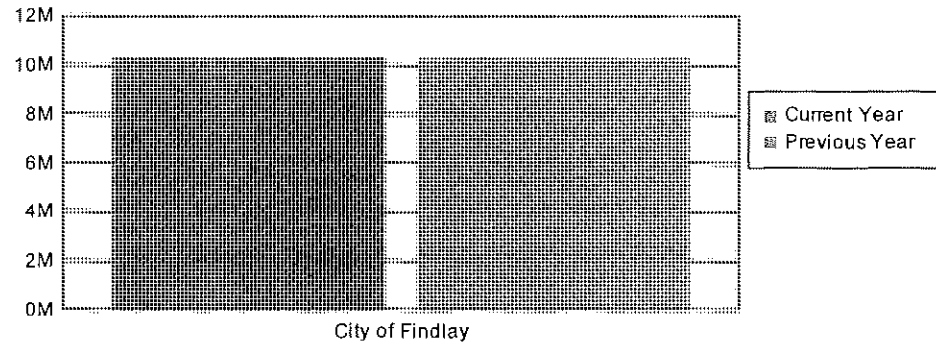
Collections Year to Date



YTD Collections by Account Type



Year to Date Total Collections



CITY OF FINDLAY
SUMMARY OF YEAR-TO-DATE INFORMATION AS OF MAY 31, 2013

	EXPENDITURE BUDGET	Y-T-D EXPENSED	Y-T-D %	ANNUAL REVENUE BUDGET	Y-T-D RECEIVED	Y-T-D %
COUNCIL	136,333	61,691		1,100	1,323	
MAYOR'S OFFICE	218,005	90,388		1,200	665	
AUDITOR'S OFFICE	543,185	228,366		344,733	338	
TREASURER'S OFFICE	10,596	5,655		-	-	
LAW DIRECTOR	608,295	267,452		120,000	66,563	
MUNICIPAL COURT	1,507,800	612,359		1,249,380	593,235	
CIVIL SERVICE OFFICE	88,015	32,088		25,000	24,357	
PLANNING & ZONING	102,640	102,429		-	-	
COMPUTER SERVICES	375,385	152,525		349,267	349,657	
GENERAL EXPENSE	4,077,646	2,945,511		-	-	
GENERAL REVENUE	-	-		19,102,181	9,231,950	
POLICE DEPARTMENT	7,066,558	2,705,730		581,887	243,377	
DISASTER SERVICES	41,858	2,715		-	-	
FIRE DEPARTMENT	6,802,608	2,920,231		320,287	27,355	
DISPATCH CENTER	956,970	391,057		36,617	36,617	
N.E.A.T.	108,391	39,549		5,750	3,500	
HUMAN RESOURCES	177,963	38,730		-	-	
W.O.R.C.	331,553	119,289		130,000	44,498	
SERVICE SAFETY DIRECTOR	210,890	92,166		-	-	
ENGINEERING OFFICE	821,331	267,092		124,800	63,416	
PUBLIC BUILDING	365,747	109,211		29,150	25,307	
HEALTH DEPARTMENT	1,401,376	527,276		782,300	445,369	
ZONING	116,778	51,321		43,350	15,130	
PARK MAINTENANCE	438,806	176,223		70,300	65,068	
RESERVOIR RECREATION	3,911	1,151		-	-	
RECREATION FUNCTIONS	912,401	249,755		772,550	393,706	
CEMETERY DEPARTMENT	290,837	98,428		105,850	64,278	
TOTAL GENERAL FUND	27,715,878	12,288,388	44.3%	24,195,702	11,695,710	48.3%

CONTINUED ON REVERSE

	EXPENDITURE BUDGET	Y-T-D EXPENSED	Y-T-D %	ANNUAL REVENUE BUDGET	Y-T-D RECEIVED	Y-T-D %
SCM&R STREETS	2,429,718	855,819		2,234,459	1,078,012	
TRAFFIC-SIGNALS	293,415	97,862		70,000	70,409	
TOTAL SCM&R FUND	2,723,133	953,680	35.0%	2,304,459	1,148,421	49.8%
SCM&R HIWAYS	92,520	5,547		141,700	57,748	
TOTAL SCM&R HIWAYS FUND	92,520	5,547	6.0%	141,700	57,748	40.8%
AIRPORT OPERATIONS	1,208,254	469,344		1,034,986	512,882	
TOTAL AIRPORT FUND	1,208,254	469,344	38.8%	1,034,986	512,882	49.6%
WATER TREATMENT	2,159,008	742,932		17,000	105,668	
WATER DISTRIBUTION	1,496,007	553,308		60,000	80,262	
UTILITY BILLING	1,272,711	446,763		8,018,621	3,395,127	
SUPPLY RESERVOIR	598,013	142,144		17,664	2,864	
TOTAL WATER FUND	5,525,739	1,885,146	34.1%	8,113,285	3,583,921	44.2%
SANITARY SEWER MAINT	1,069,440	378,142		2,000	4,114	
STORMWATER MAINT	257,489	88,009		765,350	319,994	
WATER POLLUTION CONTROL	3,114,867	1,299,124		8,577,716	3,488,382	
TOTAL SEWER FUND	4,441,796	1,765,275	39.7%	9,345,066	3,812,490	40.8%
PARKING	101,741	42,490		94,600	58,874	
TOTAL PARKING FUND	101,741	42,490	41.8%	94,600	58,874	62.2%
SWIMMING POOL	72,008	17,015		60,000	60,000	
TOTAL SWIMMING POOL FUND	72,008	17,015	23.6%	60,000	60,000	100.0%
CIT ADMINISTRATION	15,720,641	7,454,629		18,653,500	10,360,468	
TOTAL CIT FUND	15,720,641	7,454,629	47.4%	18,653,500	10,360,468	55.5%

CITY OF FINDLAY
CASH & INVESTMENTS AS OF MAY 31, 2013

<u>AMOUNT</u>	<u>DESCRIPTION AND RATE</u>	<u>BANK/FIRM</u>
\$ 300,900.00	STAR OHIO* @ 0.04%	
300.00	STAR OHIO* @ 0.04%	
3,500.00	STAR OHIO* @ 0.04%	
60,600.00	STAR OHIO* @ 0.04%	
15,015,000.00	SAVINGS ACCOUNT	FIFTH THIRD BANK
850,000.00	SAVINGS ACCOUNT	CHASE BANK
120,247.00	SAVINGS ACCOUNT	CHASE BANK
1,175,026.75	SAVINGS ACCOUNT	CHASE BANK
500,000.00	SAVINGS ACCOUNT	CHASE BANK
5,500,000.00	SAVINGS ACCOUNT	CHASE BANK
5,000,000.00	SAVINGS ACCOUNT	CHASE BANK
10,000,000.00	SAVINGS ACCOUNT	KEY BANK
245,000.00	CERTIFICATE OF DEPOSIT @ 0.470%	TRI STATE BANK
245,000.00	CERTIFICATE OF DEPOSIT @ 0.500%	WATERFORD BANK
250,607.00	FHLMC @ 0.210%	MORGAN STANLEY
250,195.00	FFCB @ 0.260%	MORGAN STANLEY
253,272.00	FFCB @ 0.190%	MORGAN STANLEY
254,236.34	FHLB @ 0.230%	FIFTH THIRD BANK
250,397.42	FNMA @ 0.295%	FIFTH THIRD BANK
506,940.00	FHLB @ 0.200%	MORGAN STANLEY
504,254.37	FNMA @ 0.260%	FIFTH THIRD BANK
245,000.00	CERTIFICATE OF DEPOSIT @ 0.300%	FIRST FEDERAL
500,050.00	FHLMC @ 0.320%	HUNTINGTON BANK
<u>\$42,030,525.88</u>	INVESTMENT TOTAL	
2,317,501.77	5/3 BANK ACCOUNT BALANCE	
1,079.69	ACCRUED INVESTMENT INTEREST	
<u><u>\$44,349,107.34</u></u>	TOTAL CASH & INVESTMENTS	

* Denotes State Treasury Asset Reserve of Ohio, managed through State Treasurer's Office

UNAPPROPRIATED FUND BALANCES

GENERAL	\$ 4,703,219
SCM&R	8,278
SCM&R HIWAY	145,892
SEVERANCE PAYOUT RESERVE	721,330
AIRPORT	154,268
WATER	5,875,364
SEWER	3,988,977
STORMWATER	2,622,106
PARKING	4,562
CIT ADMINISTRATION	568,443
CIT CAPITAL IMPROVEMENT	5,145,285
CIT FLOOD IMPROVEMENT	-

*Only major funds listed

CITY OF FINDLAY

BREAKDOWN OF TOTAL CASH & INVESTMENTS BY FUND AS OF MAY 31, 2013

\$10,735,074.35	General Fund
1,000,000.00	General Fund Restricted Rainy Day
1,178,268.15	General Fund Projects
908,603.94	SCM&R Fund
742,570.52	SCM&R Fund Projects
-	County Permissive License Fund
148,902.26	State Highway Fund
714.57	Law Enforcement Trust Fund
581.28	Drug Law Enforcement Trust Fund
253,418.12	ID Alcohol Treatment Fund
57,876.99	Enforcement & Education Fund
203,269.73	Court Special Projects Fund
59,570.50	Court Computerization Fund
2,718.37	METRICH Drug Law Enforcement Trust Fund
56,024.02	Alcohol Monitoring Fund
31,649.91	Mediation Fund
63,994.02	Electronic Imaging Fund
20,223.89	Legal Research Fund
752,826.05	Severance Payout Fund
798,635.60	Debt Service Fund
36,470.71	CR 236 TIF Fund
523,829.62	Municipal Court Improvement Fund
404,153.56	Airport Fund
923.10	Airport Fund Projects
6,914,270.55	Water Fund
729,907.07	Water Fund Restricted
390,759.22	Water Fund Projects
3,830,247.84	Sewer Fund
5,130,264.14	Sewer Fund Restricted
462,618.83	Sewer Fund Projects
37,891.91	Parking Fund
4,005.72	Parking Fund Projects
59,784.02	Swimming Pool Fund
8,589.92	Swimming Pool Fund Projects
27,706.11	Internal Service Central Stores Fund
784,629.35	Internal Service Workers Comp Fund
1,259,026.17	Internal Service Self Insurance Fund
2,316,703.11	CIT Fund
2,663,090.50	CIT Fund- Restricted Capital Improvements
-	CIT Fund-Restricted Flood Mitigation
124,858.46	Police Pension Fund
124,858.46	Fire Pension Fund
11,083.13	Tax Collection Agency Fund
1,244,153.77	Cemetery Trust Fund
163,370.72	Private Trust Fund
57,228.53	Guaranteed Deposits
7,723.45	Special Assessments Pavements Fund
4,408.32	Special Assessments Sidewalks Fund
82.82	Special Assessments Sidewalks Fund Projects
11,545.96	Special Assessments Storm Fund
<u>\$44,349,107.34</u>	TOTAL CASH & INVESTMENTS

City of Findlay City Planning Commission

Thursday, May 9, 2013 - 9:00 AM
Municipal Building, Council Chambers

Minutes

MEMBERS PRESENT:

Mayor Lydia Mihalik
Director Paul Schmelzer
Thom Hershey
Grant Russel

STAFF ATTENDING:

Matt Cordonnier, HRPC Director
Judy Scrimshaw, HRPC Staff
Matt Pickett, FFD
Don Rasmussen, City Law Director

GUESTS:

Kyle Reichenbach

CALL TO ORDER

ROLL CALL

The following members were present:

Mayor Lydia Mihalik
Director Paul Schmelzer
Thom Hershey
Grant Russel

SWEARING IN

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

APPROVAL OF MINUTES

T. Hershey moved to approve the minutes of the April 11, 2013 meeting. G. Russell seconded the motion. Motion was passed 4-0

NEW ITEMS

1. ALLEY/STREET VACATION PETITION #AV-02-2013 filed by Robert and Kathy

Wagner, 509 5th Street, Findlay, OH to vacate an unimproved alley running south from 5th Street.

HRPC

General Information

This is the second north/south alley east of Park Street. The area is zoned R-1 Single Family Residential.

Parcel History

None

Staff Analysis

This is an unimproved alley right of way which runs between two lots owned by the applicants. A home is located on the lot west of the alley at 509 5th Street (Lot # 5021). This lot is only 40' wide. The lot east of the alley (Lot # 5022) is vacant.

AEP sent a comment that they did have structures in the alley right of way and that they do not relinquish any rights to access to those structures

Staff Recommendation

HRPC Staff recommends that FCPC recommend approval of the request to vacate this alley to Findlay City Council.

ENGINEERING

The alley is currently occupied by a sanitary sewer and AEP overhead power lines. If the alley is vacated, both the City and AEP will retain an easement across the width and length of the vacation to maintain the sanitary sewer and power lines. We have no objection to the requested vacation.

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that CPC recommend approval to City Council of **ALLEY/STREET VACATION PETITION #AV-02-2013** filed by Robert and Kathy Wagner, 509 5th Street for the alley between Lots 5021 & 5022 in the Niles addition with the understanding that the City and AEP will maintain an easement to access the sanitary sewer and power lines.

DISCUSSION

J. Scrimshaw stated that she had spoken with the applicant. They had no plans to do anything with this. They stated that they were not even away the alley existed. They have always assumed it was a part of their yard.

MOTION:

T. Hershey made a **motion to recommend approval to City Council of ALLEY/STREET VACATION PETITION #AV-02-2013** for the alley between Lots 5021 & 5022 in the Niles addition with the understanding that the City and AEP will maintain an easement to access their respective sanitary sewer and power lines.

2nd: Thom Hershey

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

2. ALLEY/STREET VACATION PETITION #AV-03-2013 filed by Mary Houtz, 1650 Lima Avenue, Findlay, OH to vacate the east 19.5' of Morrical Blvd. between Lima Avenue and Olney Avenue.

HRPC

General Information

Morrical Blvd. runs north from Lima Avenue along the west side of the applicant's home.

Parcel History

None

Staff Analysis

Morrical Blvd. in this area is platted as 79.5' wide. This is 19.5' wider than most streets in the subdivision. The area is the grass side yard of the house lot. A notation on a mortgage survey indicates that a corner of the home sits 2.1' into the right of way.

Staff Recommendation

HRPC Staff recommends that FCPC recommend approval of the request to vacate the east 19.5' of Morrical Blvd. to Findlay City Council.

ENGINEERING

The portion of Morrical Boulevard requested for vacation is occupied by a sanitary sewer for a portion of its length. If the requested vacation is approved, the City will retain an easement to maintain the sanitary sewer. We have no objection to the requested vacation.

FIRE PREVENTION

No Comment

STAFF RECOMMENDATION

Staff recommends that CPC recommend approval to City Council of **ALLEY/STREET VACATION PETITION #AV-03-2013** filed by Mary Houtz, 1650 Lima Avenue to vacate the east 19.5' of right of way of Morrical Blvd. with the understanding that the City will maintain its easement to maintain the sanitary sewer.

DISCUSSION

It was asked if the applicant had any plans for the right of way. J. Scrimshaw stated that there were none at this time.

MOTION:

T. Hershey made a **motion to recommend approval to City Council of ALLEY/STREET VACATION PETITION #AV-03-2013** to vacate the east 19.5' of right of way of Morrical Blvd. with the understanding that the City will maintain its easement to maintain the sanitary sewer.

2nd: G. Russell

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

3. PETITION FOR ZONING AMENDMENT #ZA-04-2013 filed by Kyle Reichenbach, 127 W. Hardin Street, Findlay, OH to rezone 121, 127, 201, & 205 W. Hardin Street, 610 & 614 S. Cory Street, and Lot 240 in the Vance & Cory's Addition from C-2 General Commercial to C-3 Downtown Commercial.

HRPC

General Information

The parcels in this request are located on the south side of W. Hardin Street on either side of S. Cory Street. All are currently zoned C-2 General Commercial. Parcels to the east are zoned C-3 Downtown Commercial, to the north is C-2 and C-3 and to the west and south is zoned C-2.

Parcel History

None

Staff Analysis

There is a mix of uses on the parcels in this request. The properties west of S. Cory Street are currently residential. On the east side of S. Cory Street is a parking lot, a salon and the old Ohio Bell office building.

The initial impetus behind this application was that the owner of Journey Salon & Day Spa at 127 W. Hardin was acquiring the homes at 201 W. Hardin and 610 & 614 S. Cory Street with plans to turn them into a parking lot. The setbacks in the C-2 District would greatly diminish the use of the site.

Staff Recommendation

HRPC Staff recommends that FCPC recommend approval to City Council of **PETITION FOR ZONING AMENDMENT #ZA-04-2013** to rezone 121, 127, 201, & 205 W. Hardin Street, 610 & 614 S. Cory Street, and Lot 240 in the Vance & Cory's Addition from C-2 General Commercial to C-3 Downtown Commercial.

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

DISCUSSION

P. Schmelzer asked Mr. Reichenbach to address the Commission. K. Reichenbach stated that he had the opportunity to purchase these properties and had initially considered keeping the home at 201 W. Hardin as a rental, and demolishing the smaller homes at 610 & 614 S. Cory Street to add some parking.

He is the owner of Journey Salon & Day Spa and is in need of parking for the business. He has a few spaces at the rear of his business and currently leases other spaces as well. He feels a parking lot here would not only benefit his business, but others in the area.

MOTION:

T. Hershey made a **motion to recommend approval to City Council of PETITION FOR ZONING AMENDMENT #ZA-04-2013** to rezone 121, 127, 201, & 205 W. Hardin Street, 610 & 614 S. Cory Street, and Lot 240 in the Vance & Cory's Addition from C-2 General Commercial to C-3 Downtown Commercial.

2nd: G. Russell

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

4. DISCUSSION OF PROPOSED AMENDMENTS TO CITY OF FINDLAY ZONING CODE.

Members indicated that they had not reviewed the proposed text thoroughly. P. Schmelzer asked D. Rasmussen what procedure followed our review. D. Rasmussen explained that Planning & Zoning would take CPC recommendation and report to City Council. He thinks that there may be a Committee of the Whole review with HRPC and Zoning Staff prior to Council moving forward with hearings.

P. Schmelzer stated that he would like to see a "List" prepared with the changes proposed and an explanation. It would be a great help in understanding exactly what is happening.

ADJOURNMENT

With no further business the meeting was adjourned.

Lydia L. Mihalik
Mayor

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

FINDLAY CITY PLANNING COMMISSION



STAFF REPORT June 13, 2013

CITY PLANNING COMMISSION MEMBERS

Mayor Lydia L. Mihalik, Chairman
Service-Safety Director, Paul E. Schmelzer, P.E., P.S.
Thom Hershey
Joseph Opperman
Grant Russel

Matt Cordonnier, HRPC Director
Judy Scrimshaw, HRPC Staff
Matt Pickett, Fire Inspector
Steven C. Wilson, P.E., P.S., Engineer
Don Rasmussen, Law Director

City of Findlay City Planning Commission

Thursday, June 13, 2013 - 9:00 AM

COMMENTS

NEW ITEMS

1. **PRELIMINARY PLAT #PP-01-2013** filed by Country Club Acres, 655 Fox Run Rd., Findlay, OH for **Southridge Estates**.

HRPC

General Information

This plat is located along the north side of TR 145 and west of Goldenrod Lane. The land is zoned R-1 Single Family Low Density Residential. The properties to the north and east are also zoned R-1. The property to the south is zoned R-3 Single Family High Density. To the west is zoned R-1 One Family in Liberty Township. The City Land Use Plan designates the land as Single Family Large Lot. The site is not located within the 100 year flood plain.

Parcel History

This site is currently vacant land. The last preliminary plat was approved in 2002. The first final plat was recorded in 2002 and another in 2003.

Staff Analysis

The applicant is proposing to expand the subdivision to the west out to Western Avenue and south to TR 145. There will be 46 new single family lots. Katarina Lane will be extended west to Western Avenue and Paige Lane will extend south to TR 145. There will also be one new cul-de-sac (Viburnum Court) running south from Katarina Lane.

The R-1 District has a minimum lot frontage of 65' and minimum square footage of 10,000 per lot. There are a few lots in the plat that do not meet these requirements. Lots 107, 108 and 109 are under 10,000 square feet. (each is 9,750) Lots 94, 102, and 106 are under the 65' minimum frontage.

HRPC Staff recommends approval of the Preliminary Plat of Southridge Estates subject to the following condition:

- Correcting the lot size on Lots 107, 108 and 109 and the width on Lots 94, 102 and 106

ENGINEERING

No Comment

FIRE PREVENTION

- Do existing hydrants coincide with proposed streets on Western Ave./Twp. Rd. 145?
- Move hydrant to corner of Katrina Ln. & Western Ave.
- Move hydrant to the NW corner of Katrina Ln. & Paige Ln.

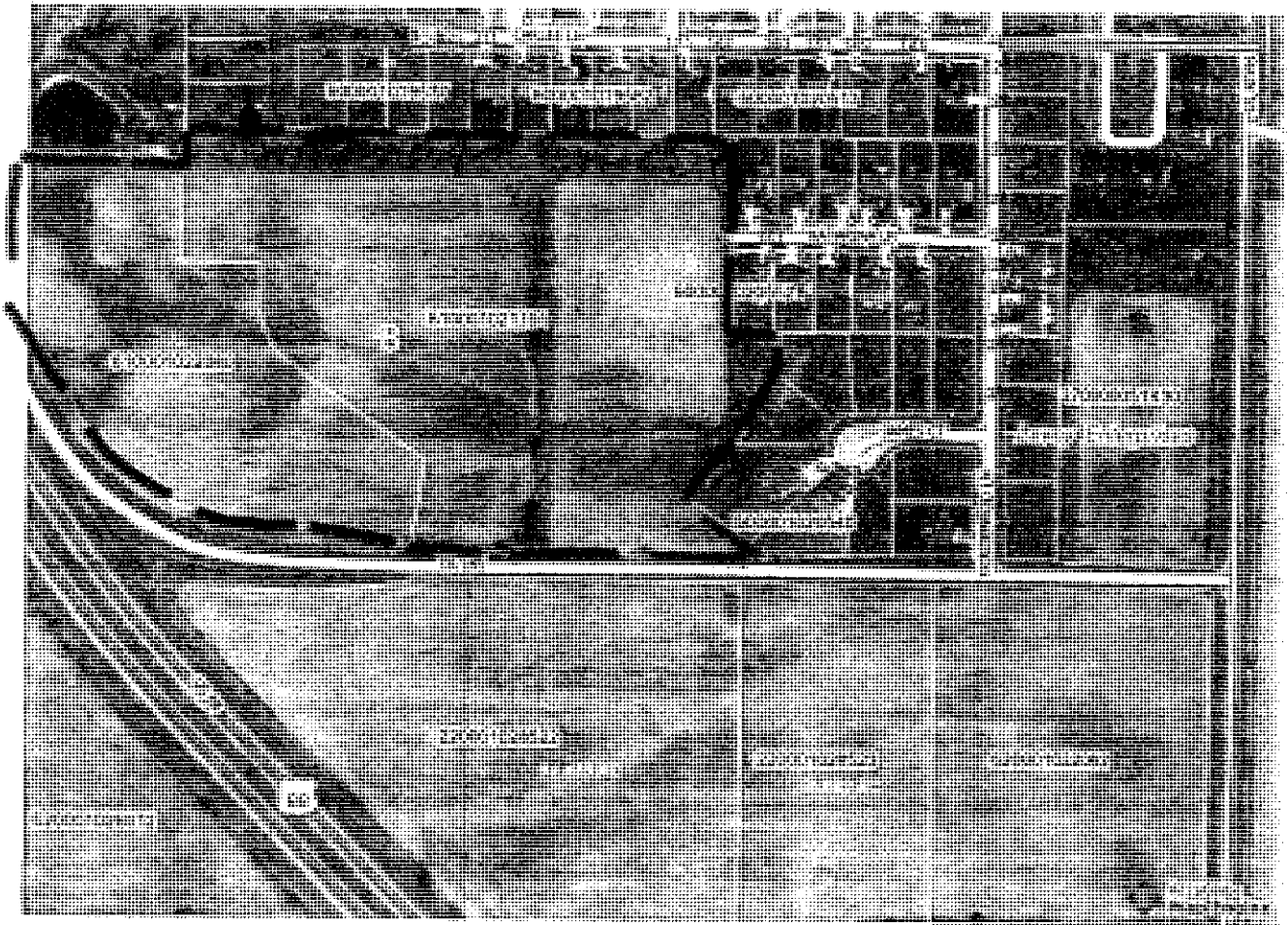
- Driving surface and hydrants shall be in place prior to construction

STAFF RECOMMENDATION

Staff recommends that FCPC **approve the Preliminary Plat of Southridge Estates subject to the following :**

- Correcting the lot size on Lots 107, 108 and 109 and the width on Lots 94, 102 and 106 (HRPC)
- Do existing hydrants coincide with proposed streets on Western Ave./Twp. Rd. 145? (FIRE)
- Move hydrant to corner of Katrina Ln. & Western Ave. (FIRE)
- Move hydrant to the NW corner of Katrina Ln. & Paige Ln. (FIRE)
- Driving surface and hydrants shall be in place prior to construction (FIRE)

Hancock County GIS

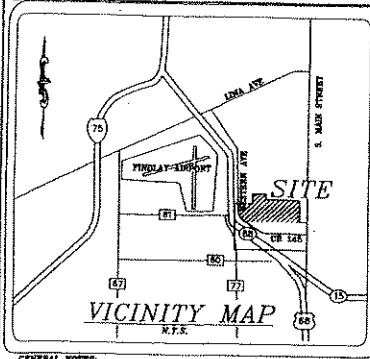


Notes

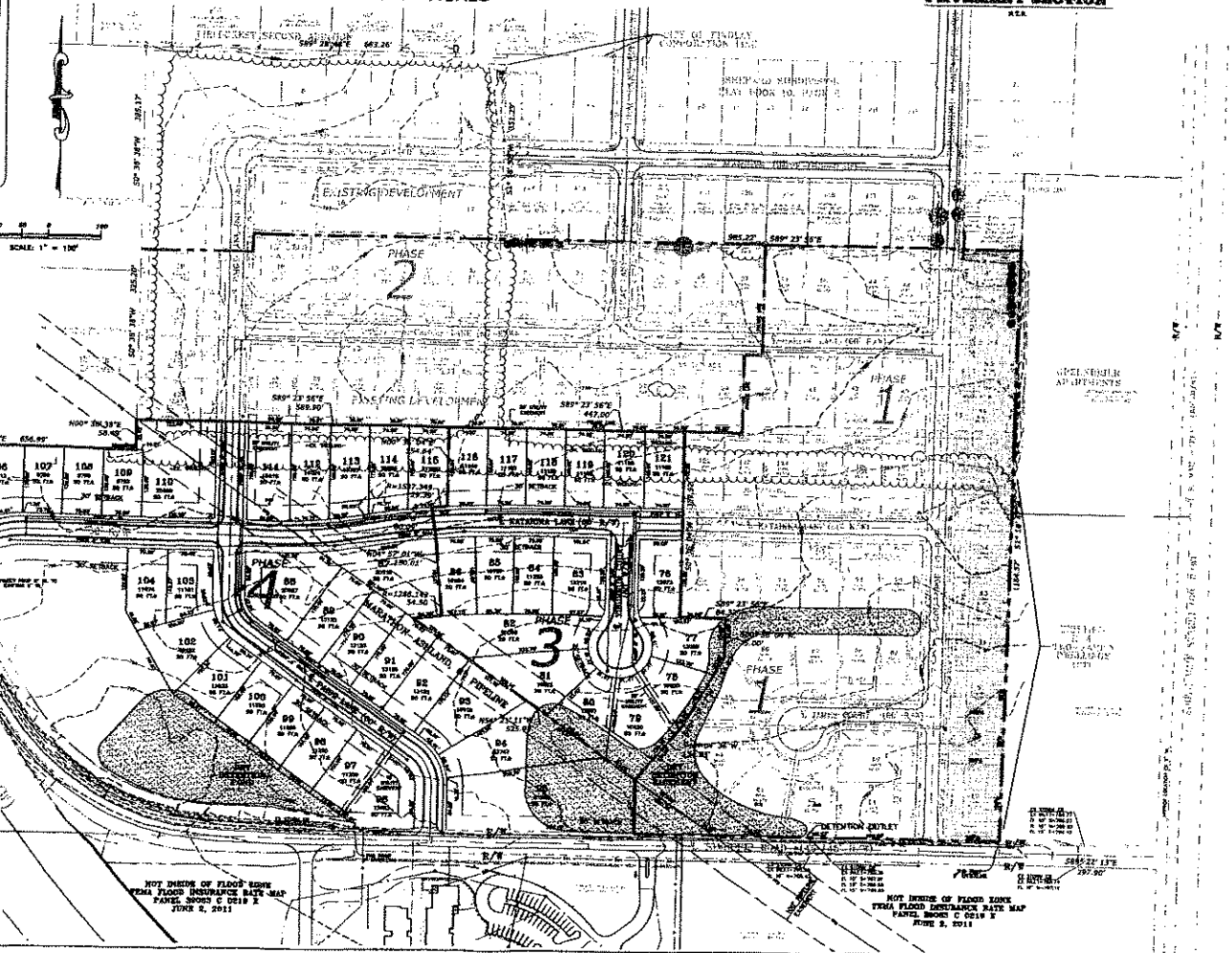
PRELIMINARY PLAT #PP-01-2013
SOUTHRIDGE ESTATES

SOUTHRIDGE ESTATES PRELIMINARY PLAN

BEING PART OF THE NE 1/4 AND PART OF THE SE 1/4 OF SECTION 36, T1N, R10E,
LIBERTY TOWNSHIP, COUNTY OF HANCOCK, STATE OF OHIO.
52.4± ACRES

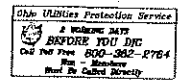


- GENERAL NOTES:**
1. THIS PLAN IS TO BE USED FOR CLASS A, B, AND CLASS C SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.
 2. NOTES REGARDING A SURVEY SYSTEM TO BE PROVIDED BY THE OWNER BY EXTENSION OF EXISTING SYSTEMS.
 3. ALL UTILITY LOCATIONS AND DEPTH DATA MUST BE APPROVED BY THE CITY AND COUNTY ENGINEERS.
 4. STRIPY SURFACING FINISHES ALONG THE STREET RIGHT-OF-WAY WILL BE 1/4" FINISH AND IN THE AREA OF THE DRIVE INWARDS OF THE STRIPY SURFING, FINISHES BETWEEN DRIVE LINES WILL BE PROVIDED AS INDICATED BY STRIPY SURFING.
 5. SIGNAGE INDICATING TO BE LOCATED AS SHOWN TO BE IN ACCORDANCE TO CITY ENGINEER'S RECOMMENDATIONS.
 6. ALL UTILITY LOCATIONS MUST BE WITHIN THE BOUNDARIES OF THIS PLAN.
 7. CONSTRUCTION AND FINISHING COSTS SHALL BE APPROVED BEFORE CONSTRUCTION AND IN A PROPORTIONATE MANNER TO THE SIZE OF IMPROVEMENTS BY APPROVING THE CONSTRUCTION CONTRACTOR'S "MOVES, ALTERATIONS AND ADDITIONS" CONTRACT FOR CONSTRUCTION COSTS. NOTES BY CITY FOR CONSTRUCTION SHALL BE PROVIDED TO THE CONTRACTOR. (CITY SHALL NOT BE HELD LIABLE FOR ANY COSTS.)
 8. FINISHES OF THIS DEVELOPMENT ARE LISTED IN THE TRAIL PLAN PLAN.
 9. PROPOSED SURFACE DRAINAGE AND STORM DRAINAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY ENGINEER'S RECOMMENDATIONS.
 10. ALL UTILITY LOCATIONS AND DEPTHS MUST BE APPROVED BY THE CITY ENGINEER.
 11. ALL STREET SWEEP-UP AREAS TO BE IN THE 1/4" FINISH STRIPES INDICATED.
 12. ALL UTILITY LOCATIONS AND DEPTHS MUST BE APPROVED BY THE CITY ENGINEER.



DEVELOPER/OWNER
COUNTRY CLUB ACRES
655 FOX RUN ROAD
FINLAY, OH 45840

PLANS PREPARED BY
DANIEL R. STONE, P.E., P.S.
REG. NO. 6-00004, 6-00005



LEGEND

<ul style="list-style-type: none"> ○ MONUMENT BOX ○ 20" PIPE ○ 18" PIPE ○ 15" PIPE ○ POWER POLE ○ LIGHT POLE ○ MANHOLE ○ PROP. MANHOLE ○ CATCH BASIN ○ HYDRANT ○ CONCRETE ○ CLASS 100.1 	<ul style="list-style-type: none"> --- 4" STANCHION --- 4" WATERLINE --- 4" GAS VALVE --- 4" SANITARY SEWER --- 4" GAS LINE --- 4" STORM SEWER --- 4" UNDERGROUND TELEPHONE LINES --- 4" TELEPHONE LINES --- 4" ELECTRIC LINES --- 4" EX. CONTOUR 	<ul style="list-style-type: none"> ○ WATER VALVE ○ GAS VALVE □ ELECTRIC TRANSFORMER □ TELEPHONE PEDestal ○ EXISTING TREE ○ EXISTING PINE TREE □ CLASS B RESIDENTIAL ○ PROP. CONTOUR
---	---	---

NOT INSURE OF FLOOD RISK
FEMA FLOOD INSURANCE RATE MAP
FLOOD ZONE C 0118 Z
JUNE 2, 2011

NOT INSURE OF FLOOD RISK
FEMA FLOOD INSURANCE RATE MAP
FLOOD ZONE C 0118 Z
JUNE 2, 2011

VAN HORN, HOOVER & ASSOCIATES, INC.
 SURVEYING & ENGINEERING
 P.O. BOX 512
 FINLAY, OHIO 45840
 (419) 426-4200
 E-MAIL: vha@vha.net

SOUTH RIDGE ESTATES
 PRELIMINARY PLAN

DATE	1/1
REV	0000
REC	DRS
SCALE	1" = 100'
DATE	04/16/13
BY	D. STONE
CHECKED BY	D. STONE
DATE	04/16/13
BY	D. STONE
CHECKED BY	D. STONE
DATE	04/16/13
BY	D. STONE
CHECKED BY	D. STONE
DATE	04/16/13

1 OF 1

2. PRELIMINARY PLAT #PP-02-2013 filed by Country Club Acres, 655 Fox Run Rd., Findlay, OH for **Woods at Hillcrest 8th, 9th, & 10th Additions.**

HRPC

General Information

This is a residential subdivision located in Section 35 of Allen Township. It is off the east side of CR 140 and bounded by existing Woods at Hillcrest on the east and older Hillcrest Additions to the south. Allen Township is not zoned. Land to the north east and west is all in Allen Township and therefore is not zoned. To the south which is Liberty Township, is zoned R-1 One Family and R-2 One Family. The City of Findlay Land Use Plan designates the area as Single Family Large Lot. The property is not located within the 100 year flood plain.

Parcel History

The last preliminary plat was approved for this subdivision was in 2001. HRPC reviewed and approved this preliminary plat with conditions at its May 21, 2013 meeting.

Staff Analysis

The applicant is proposing an additional 90 lots west of the current platted Woods at Hillcrest. The subdivision will run west to CR 140.

Because there is no zoning in Allen Township, there is not a minimum lot size or frontage requirement. All the lots appear to be consistent with the previous phases of the development in regard to size. All lots are intended for single family use.

The developer is planning on a three (3) phase development of the subdivision. As each phase is final platted, issues such as temporary turnarounds on any stub streets will be addressed.

ENGINEERING

No Comment

FIRE PREVENTION

Place one additional hydrant on Fall Creek Dr.

Driving surface and hydrants shall be in place prior to construction

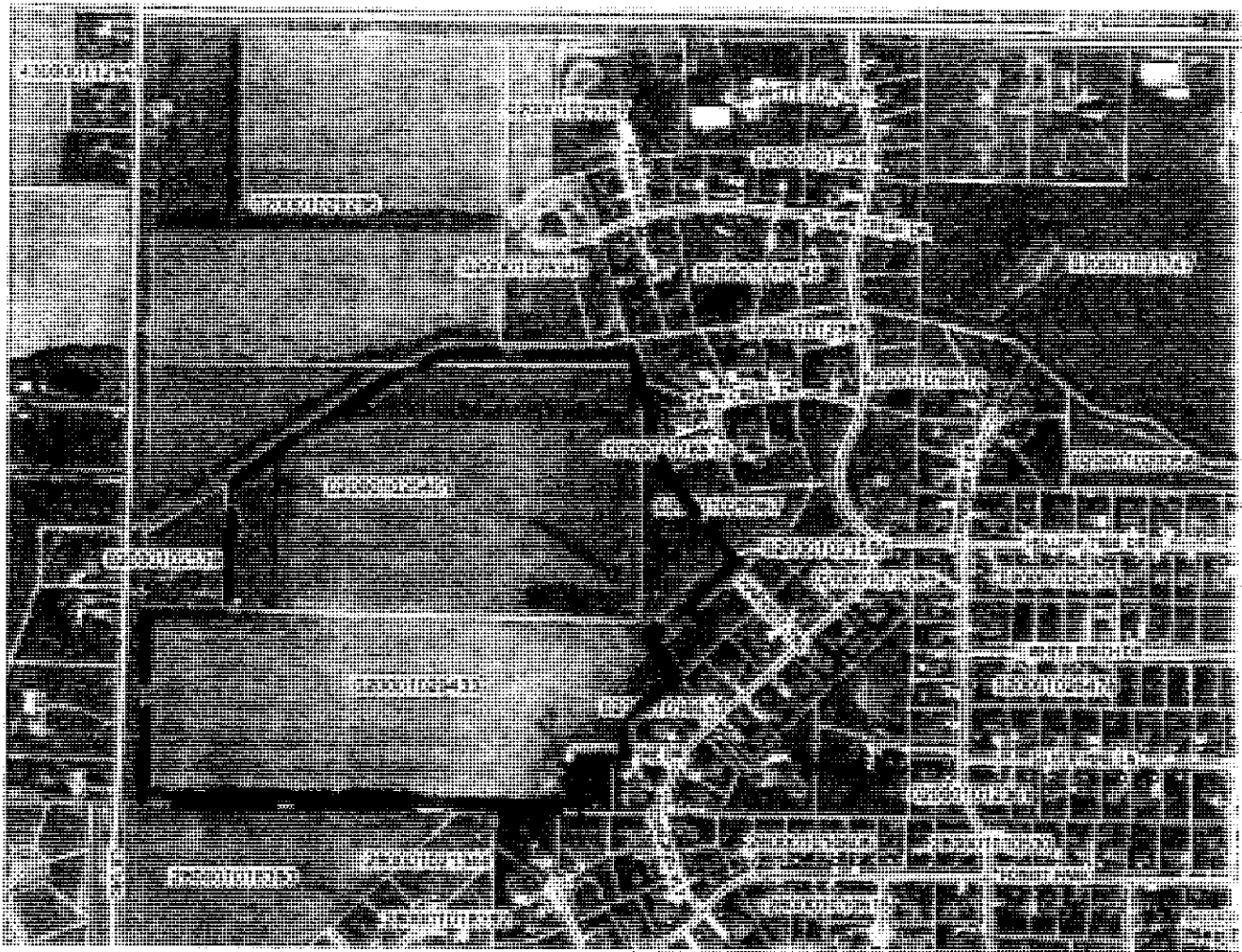
STAFF RECOMMENDATION

Staff recommends that FCPC **approve Preliminary Plat #PP-02-2013 of The Woods at Hillcrest 8th, 9th and 10th Additions subject to the following conditions:**

- Place one additional hydrant on Fall Creek Drive
- Driving surface and hydrants shall be in place prior to construction

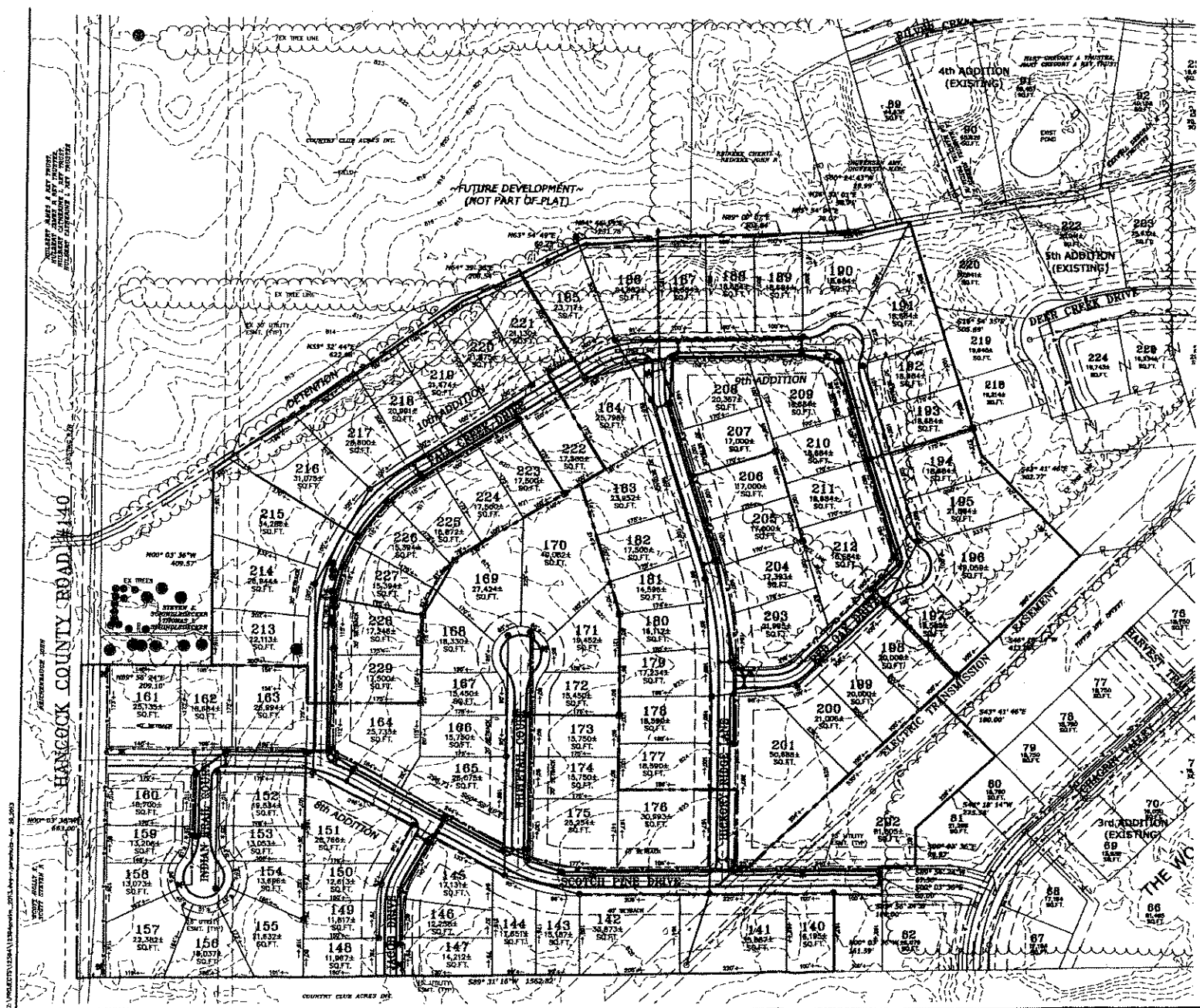
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Hancock County GIS

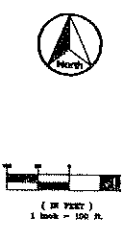


Notes

PRELIMINARY PLAT #PP-02-2013
WOODS AT HILLCREST 8TH, 9TH, 10TH ADDITIONS



VH
Van Horn
 & Associates, Inc.
 SURVEYORS
 CIVIL ENGINEERING
 LAND USE PLANNING
 GPS/GIS CONSULTANTS
 P.O. BOX 612
 FINDLAY, OH 45833
 (419) 423-5630
 www.vanhornassociates.com
 E-Mail: info@vanhornassociates.com



PREPARED FOR:
COUNTY CLUB ACRES
 655 FOX RUN - SUITE B
 FINDLAY, OH

THE WOODS AT HILLCREST

PRELIMINARY PLAN
 8th, 9th & 10th ADDIT.

REVISIONS		
MARK	DATE	DESCRIPTION

SCALE: 1" = 100'

DATE: 4/29/13

DRAWN BY: RKC
 CHECKED BY: DRS

LEGEND

1. LOT	2. LOT AREA	3. LOT AREA	4. LOT AREA
5. LOT AREA	6. LOT AREA	7. LOT AREA	8. LOT AREA
9. LOT AREA	10. LOT AREA	11. LOT AREA	12. LOT AREA
13. LOT AREA	14. LOT AREA	15. LOT AREA	16. LOT AREA
17. LOT AREA	18. LOT AREA	19. LOT AREA	20. LOT AREA
21. LOT AREA	22. LOT AREA	23. LOT AREA	24. LOT AREA
25. LOT AREA	26. LOT AREA	27. LOT AREA	28. LOT AREA
29. LOT AREA	30. LOT AREA	31. LOT AREA	32. LOT AREA
33. LOT AREA	34. LOT AREA	35. LOT AREA	36. LOT AREA
37. LOT AREA	38. LOT AREA	39. LOT AREA	40. LOT AREA
41. LOT AREA	42. LOT AREA	43. LOT AREA	44. LOT AREA
45. LOT AREA	46. LOT AREA	47. LOT AREA	48. LOT AREA
49. LOT AREA	50. LOT AREA	51. LOT AREA	52. LOT AREA
53. LOT AREA	54. LOT AREA	55. LOT AREA	56. LOT AREA
57. LOT AREA	58. LOT AREA	59. LOT AREA	60. LOT AREA
61. LOT AREA	62. LOT AREA	63. LOT AREA	64. LOT AREA
65. LOT AREA	66. LOT AREA	67. LOT AREA	68. LOT AREA
69. LOT AREA	70. LOT AREA	71. LOT AREA	72. LOT AREA
73. LOT AREA	74. LOT AREA	75. LOT AREA	76. LOT AREA
77. LOT AREA	78. LOT AREA	79. LOT AREA	80. LOT AREA
81. LOT AREA	82. LOT AREA	83. LOT AREA	84. LOT AREA
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93. LOT AREA	94. LOT AREA	95. LOT AREA	96. LOT AREA
97. LOT AREA	98. LOT AREA	99. LOT AREA	100. LOT AREA
101. LOT AREA	102. LOT AREA	103. LOT AREA	104. LOT AREA
105. LOT AREA	106. LOT AREA	107. LOT AREA	108. LOT AREA
109. LOT AREA	110. LOT AREA	111. LOT AREA	112. LOT AREA
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121. LOT AREA	122. LOT AREA	123. LOT AREA	124. LOT AREA
125. LOT AREA	126. LOT AREA	127. LOT AREA	128. LOT AREA
129. LOT AREA	130. LOT AREA	131. LOT AREA	132. LOT AREA
133. LOT AREA	134. LOT AREA	135. LOT AREA	136. LOT AREA
137. LOT AREA	138. LOT AREA	139. LOT AREA	140. LOT AREA
141. LOT AREA	142. LOT AREA	143. LOT AREA	144. LOT AREA
145. LOT AREA	146. LOT AREA	147. LOT AREA	148. LOT AREA
149. LOT AREA	150. LOT AREA	151. LOT AREA	152. LOT AREA
153. LOT AREA	154. LOT AREA	155. LOT AREA	156. LOT AREA
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161. LOT AREA	162. LOT AREA	163. LOT AREA	164. LOT AREA
165. LOT AREA	166. LOT AREA	167. LOT AREA	168. LOT AREA
169. LOT AREA	170. LOT AREA	171. LOT AREA	172. LOT AREA
173. LOT AREA	174. LOT AREA	175. LOT AREA	176. LOT AREA
177. LOT AREA	178. LOT AREA	179. LOT AREA	180. LOT AREA
181. LOT AREA	182. LOT AREA	183. LOT AREA	184. LOT AREA
185. LOT AREA	186. LOT AREA	187. LOT AREA	188. LOT AREA
189. LOT AREA	190. LOT AREA	191. LOT AREA	192. LOT AREA
193. LOT AREA	194. LOT AREA	195. LOT AREA	196. LOT AREA
197. LOT AREA	198. LOT AREA	199. LOT AREA	200. LOT AREA
201. LOT AREA	202. LOT AREA	203. LOT AREA	204. LOT AREA
205. LOT AREA	206. LOT AREA	207. LOT AREA	208. LOT AREA
209. LOT AREA	210. LOT AREA	211. LOT AREA	212. LOT AREA
213. LOT AREA	214. LOT AREA	215. LOT AREA	216. LOT AREA
217. LOT AREA	218. LOT AREA	219. LOT AREA	220. LOT AREA
221. LOT AREA	222. LOT AREA	223. LOT AREA	224. LOT AREA

COUNTY CLUB ACRES INC. 2013 Surveyed by Van Horn & Associates, Inc.

COUNTY CLUB ACRES INC.
 12000 FOX RUN
 FINDLAY, OH 45833

3. **PRELIMINARY PLAT #PP-03-2013** filed by Brookview Homes, Inc., 401 Scarlet Oak Drive, Findlay, OH for **Somerset Park 1st – 3rd Additions**.

HRPC

General Information

This is a residential subdivision located off the south side of CR 95 in Section 2 of Liberty Township. It is zoned R-1 One Family in the Township. All abutting land is also zoned R-1 One Family in Liberty Township. It is not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Large Lot.

Parcel History

The last Preliminary Plat was approved in 2006. A Final Plat of Somerset Park was also approved in 2006.

Staff Analysis

The applicant is proposing to expand the existing subdivision to the south. The new phases will contain an additional 24 single family lots. The developer is proposing to complete the project in three (3) phases.

Liberty Township requires lots in its R-1 District to have a minimum 15,000 square feet and frontage of 100'. All of the parcels meet the square footage requirement but there are two (2) lots (#32 and 33 in the 2nd Addition) which are under the 100' frontage. The lot lines should either be adjusted or a variance granted by the Township. The Township could refuse to issue a building permit on the lots that are under sized.

As each phase is final platted, issues such as temporary turnarounds on any stub streets will be addressed.

Staff Recommendation

HRPC Staff recommends approval of **PRELIMINARY PLAT #PP-03-2013** for **Somerset Park 1st – 3rd Additions** subject to the following condition:

- Correction of lot size on Lots 32 & 33 or variance from the Township

ENGINEERING

No Comment

FIRE PREVENTION

No Comment

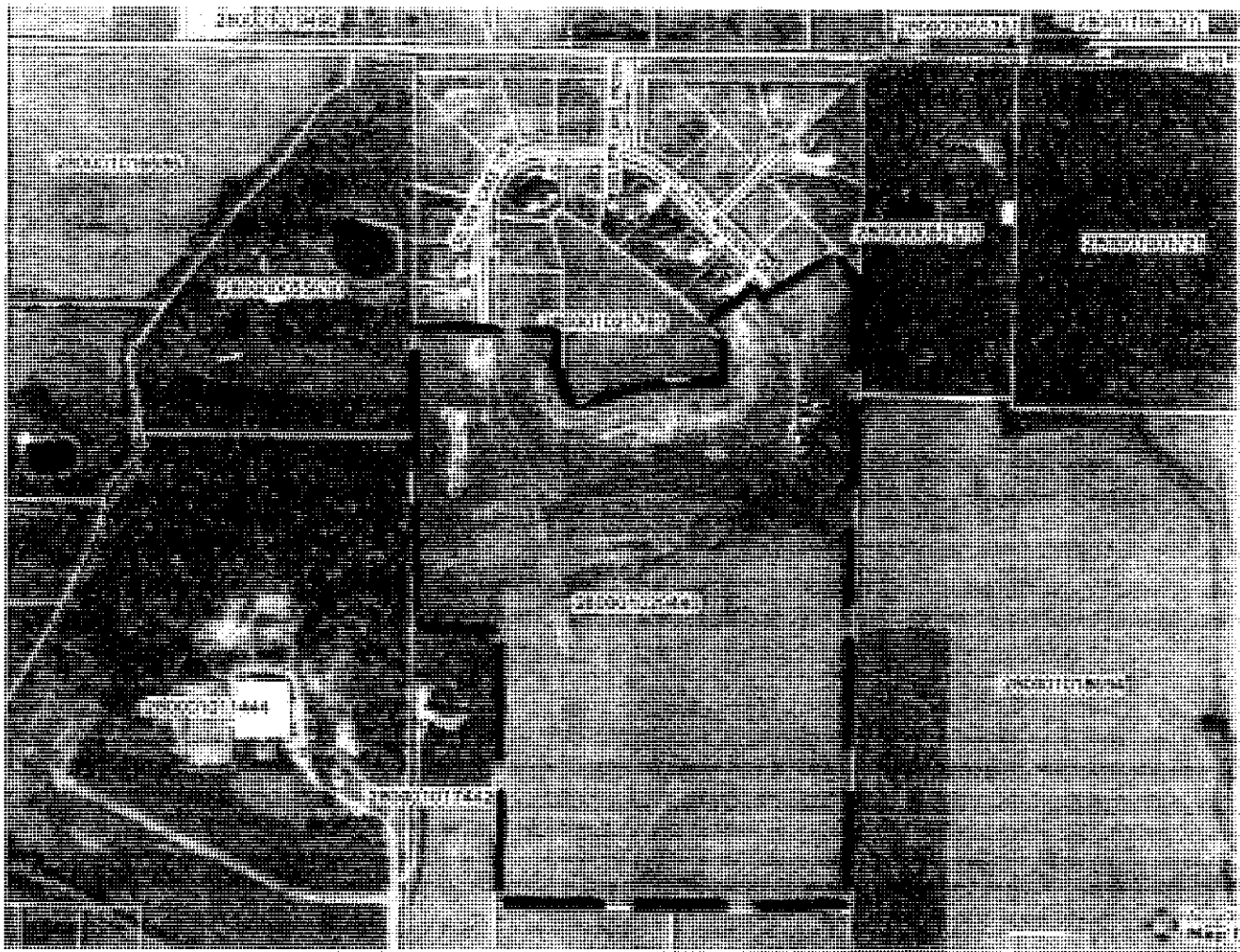
STAFF RECOMMENDATION

Staff recommends approval of **PRELIMINARY PLAT #PP-03-2013** for **Somerset Park 1st – 3rd Additions** subject to the following condition:

1. Correction of lot size on Lots 32 & 33 or variance from the Township (HRPC)

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Notes

PRELIMINARY PLAT #PP-03-2013
SOMERSET PARK 1ST-3RD ADDITIONS

4. **SITE PLAN APPLICATION #SP-11 -2013** filed by Kyle Reichenbach, 127 W. Hardin Street, Findlay, OH 45840 for a **parking lot at 201 W. Hardin Street, Findlay.**

HRPC

General Information

This project is located on the southwest corner of the intersection of W. Hardin Street and S. Cory Street . The property is currently zoned C-2 General Commercial. All surrounding parcels are also zoned C-2. The lots are not within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Downtown.

Parcel History

The lots in this request were reviewed at the May 9, 2013 CPC meeting for a request to rezone to C-3 Downtown Commercial. The request also includes the four lots east of this parcel and one lot west (205 W. Hardin St.) of the site. CPC recommended approval to Findlay City Council. Council gave the ordinance to rezone its first reading on June 4, 2013.

Staff Analysis

The site is currently 3 lots with a residence on each lot. The homes are in disrepair and are scheduled for demolition. The lots directly north and east are existing parking lots.

The applicant is proposing to construct a 28 space parking lot. Parking will be in a 45 degree angle layout with 14 spaces on each side. The drive aisle will one way and will be 14' wide. The size and dimensions of the lots and aisle are in compliance with regulations.

Ingress will be from W. Hardin Street and egress will be to the alley to the south of the lot. This is the same pattern as the existing lots in the area.

A 6' high privacy fence is shown along the west property line as screening for the residence next door. Landscaping is shown along S. Cory Street. There are some existing shrubs and trees near along the south end of the street. Additional bushes and four (4) shade trees are proposed to be added along the remaining Cory Street frontage.

The plan indicates a directional sign at each end of the lot. There are no sign details. Such signs can be no more than 2' high and 2 square feet in size per section 1161.12.2 (D) of the City zoning code. Signs will need approval from the City Zoning Inspector.

There are two (2) light fixtures indicated on the plan. There are no details on the type of lighting proposed.

Staff Recommendation

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-11 -2013** for a **parking lot at 201 W. Hardin Street, Findlay** subject to the following conditions:

- Approval of directional signs
- Approval of lighting

ENGINEERING

Access – Proposed entrance off of W Hardin Street and exit onto alley at the rear of the parcel is

acceptable.

Water – Existing water services will need to be disconnected in coordination with demolition of existing structures.

Sanitary Sewer – Existing sewer laterals will need to be plugged during demolition of existing structures.

Stormwater Management – On-site drainage system and detention meet the City's requirements.

Sidewalks – Existing sidewalks will remain in place. No new walks are required.

Recommendation: Approval of the plan.

The following permits will be needed prior to construction:

- Storm Sewer Permit
- Approved Stormwater Pollution Prevention Plan
- Demolition permit

FIRE PREVENTION

No Comment

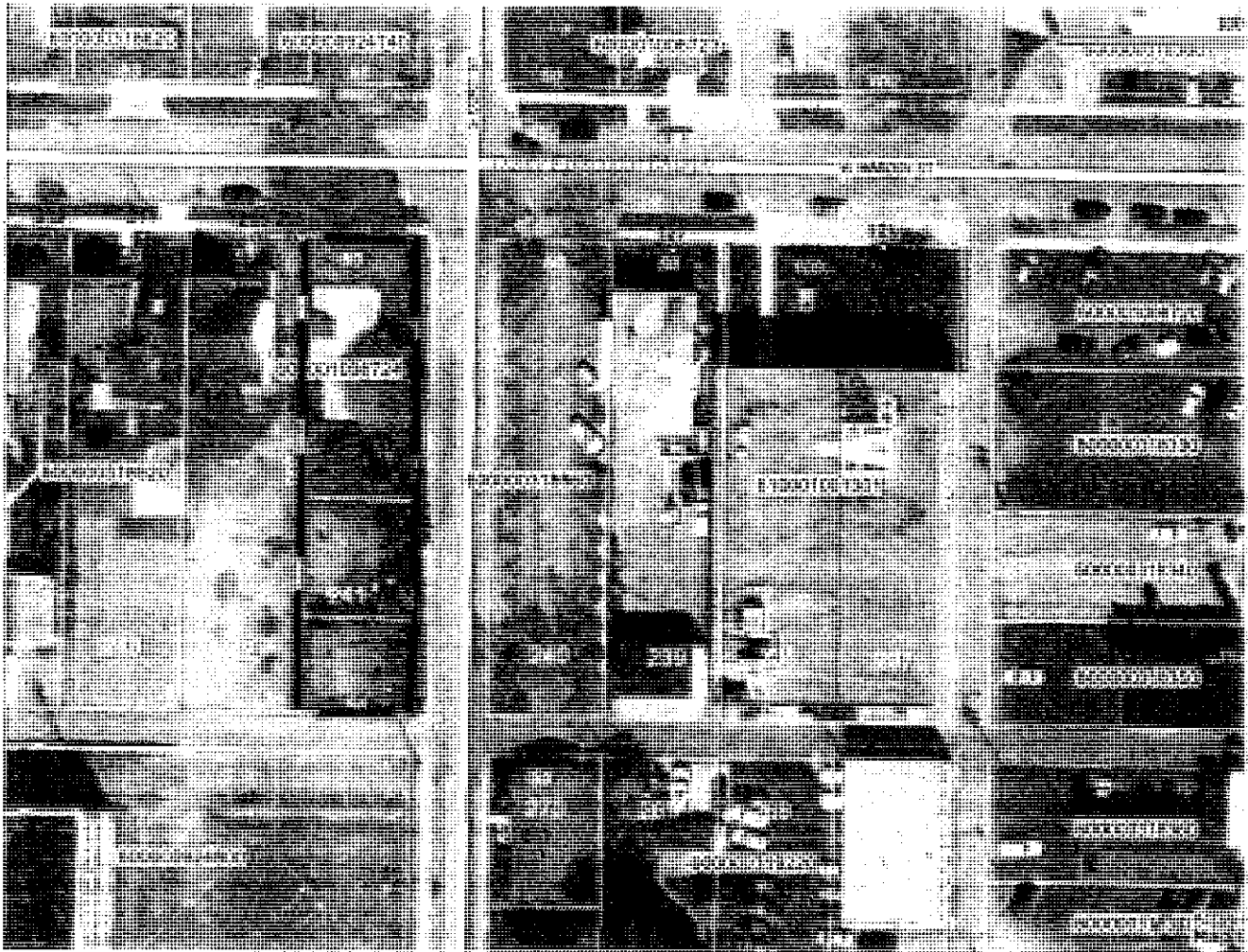
STAFF RECOMMENDATION

Staff recommends approval of **SITE PLAN APPLICATION #SP-11 -2013** for a **parking lot at 201 W. Hardin Street, Findlay** subject to the following conditions:

- Approval of directional signs (HRPC)
- Approval of lighting plan (HRPC)
- Existing water services will need to be disconnected in coordination with demolition of existing structures. (ENG)
- Existing sewer laterals will need to be plugged during demolition of existing structures. (ENG)

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Notes

SITE PLAN APPLICATION #SP-11-2013
PARKING LOT
201 W. HARDIN STREET

5. **FINAL PLAT #FP-03-2013** filed by Tiffin Avenue Properties, Ltd./RG Properties, 10050 Innovation Drive, Dayton, OH for a **Replat in Flag City Station**.

HRPC

General Information

This request is located on the north side of Tiffin Avenue. It is zoned C-2 General Commercial and all abutting properties are also zone C-2 General Commercial. It is not located within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Regional Commercial.

Parcel History

This subdivision is part of an existing planned shopping area which includes the area from Kohl's Department Store east to Wal-Mart.

Staff Analysis

The applicant is proposing to combine existing Lots 4 & 11 into one parcel. These lots contain Radio Shack, Bellacino's, Staples, PetSmart, and Rue 21.

Staff Recommendation

HRPC Staff recommends approval of the Plat.

ENGINEERING

No Comment

FIRE PREVENTION

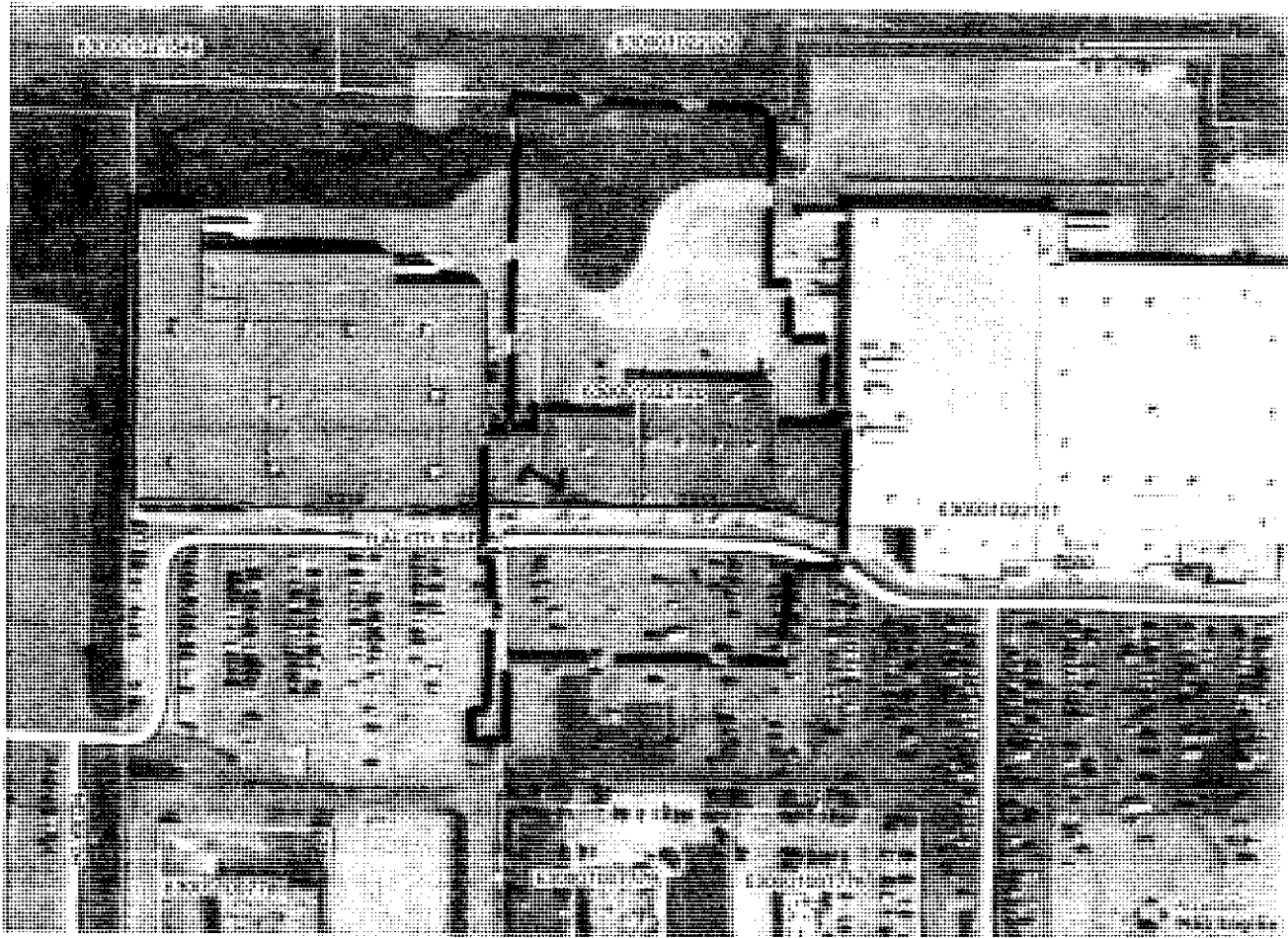
No Comment

STAFF RECOMMENDATION

Staff recommends Approval of **FINAL PLAT #FP-03-2013** filed by Tiffin Avenue Properties, Ltd./RG Properties, 10050 Innovation Drive, Dayton, OH for a **Replat in Flag City Station**.

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Notes

FP-03-2013 FLAG CITY STATION REPLAT
--

6. **PRELIMINARY PLAT #PP-04-2013** filed by G & H Enterprises, LLC, 316 W. Sandusky Street, Findlay, OH for **Glenmar Subdivision 1st Addition**.

HRPC

General Information

This subdivision is located on the east side of CR 140 in Section 3 of Liberty Township. It is zoned as PUD (Planned Unit Development) in the Township. Abutting land on all sides of the proposal are zoned R-1 One Family. It is not within the 100 year flood plain. The City Land Use Plan designates the area as Single Family Large Lot.

Parcel History

The last Preliminary Plat we have on record was approved in 2006. The Preliminary Plat was reviewed by HRPC on March 20, 2013 and approved with conditions.

Staff Analysis

The applicant is proposing a villa type community in this phase of the subdivision. The applicant recently received a PUD designation from Liberty Township in order to have a smaller lot size than the R-1 underlying zoning. There are 30 single family lots platted. The streets are to be dedicated as public.

There are two (2) Common Area parcels on the plat. One on the west side has a pond and grass area. The second on the east side has a pond and open space grass area as well as a walking path around the pond. Both areas will be maintained through the Homeowners Association.

The PUD approved by Liberty Township permits lots of 8,000 square feet with a minimum frontage of 60 feet. All lots as shown meet or exceed these minimums.

A stub street running south from Andrew Jackson Lane is shown as a "Future Street". The right of way is dedicated but it is not shown as being paved. If the developer is permitted to leave this stub as unpaved, there needs to be a bond posted to install if necessary and documentation of who will maintain the grass areas until such time as a road is constructed.

There is also a proposed 2' "Buffer Lot" shown at the end of this stub street. The applicant explained to HRPC that this was to serve as a deterrent to anyone that might wish to construct a home or create a lot off the end of the street. We have not seen any language prepared stating how this can be removed and under what conditions. The point of the stub street into the vacant land to the south is to provide for a connection at some time if that land would develop. There have been instances where lots were created on the dead ends of these streets and thus cut them off for that continuation of roadways. We have had instances of a 2' buffer as a no access easement. An example is Somerset Park. The buffer lot is shown along the lots which abut CR 95 to insure that no curb cuts are allowed directly onto the road. In this instance it is a permanent buffer. If this buffer strip does remain it should be labeled as a Lot E and included in the covenants and restrictions.

The plat does show the additional 30' of proposed right of way along the east side for CR 140 as required in the Subdivision Regulations.

Staff Recommendation

HRPC Staff recommends approval of **PRELIMINARY PLAT #PP-04-2013** for **Glenmar Subdivision 1st Addition** subject to the following conditions:

- Approval of the stub street and how the maintenance is to be handled if not paved
- Approval of the “buffer lot” and proper labeling and conditions for removal.

ENGINEERING

No Comments

FIRE PREVENTION

No Comments

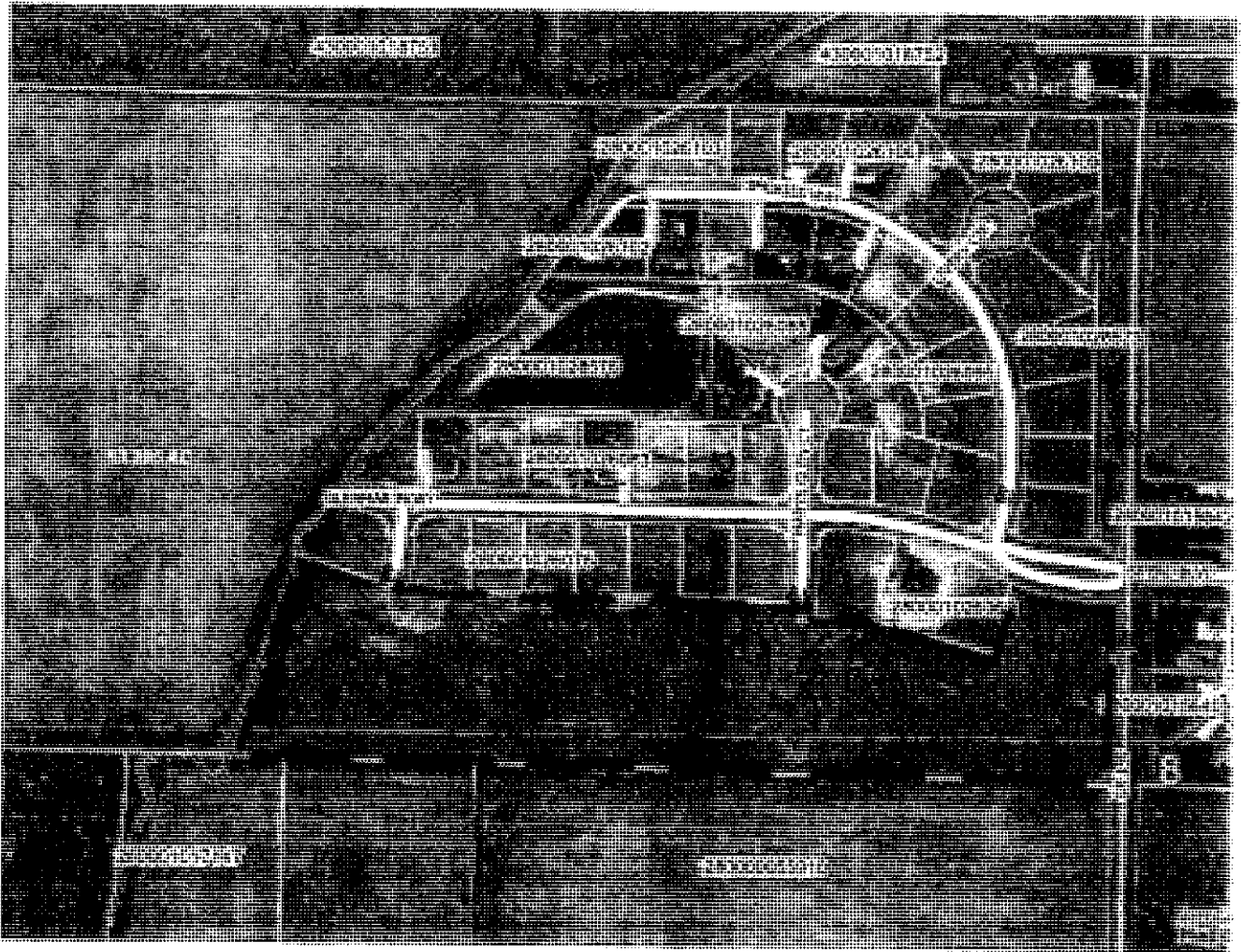
STAFF RECOMMENDATION

Staff recommends approval of **PRELIMINARY PLAT #PP-04-2013** for **Glenmar Subdivision 1st Addition** subject to the following conditions:

- Approval of the stub street and how the maintenance is to be handled if not paved (HRPC)
- Approval of the “buffer lot” and proper labeling and conditions for removal. (HRPC)

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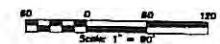
Notes

PRELIMINARY PLAT #PP-04-2013
GLENMAR SUBDIVISION 1ST ADDITION

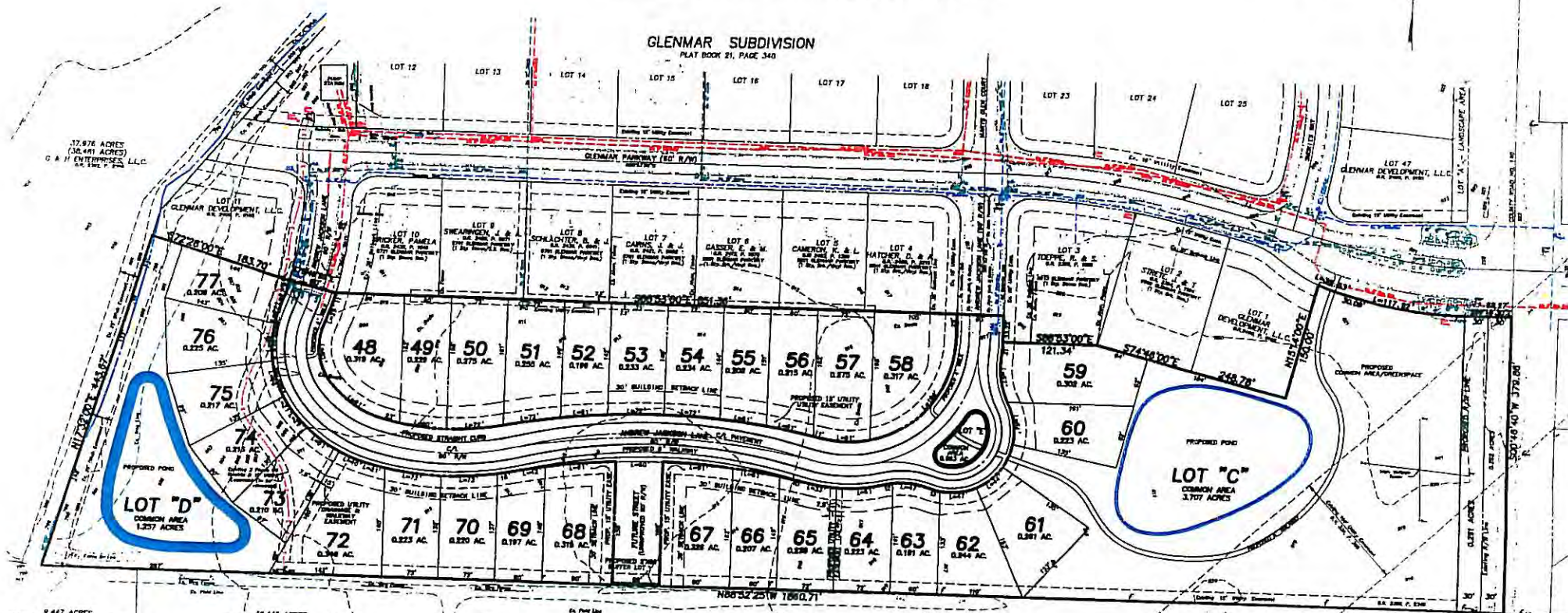
Glenmar Subdivision - First Addition

14.815 ACRES

PART OF THE N 1/2, NE 1/4, SEC. 3, T1N, R10E
LIBERTY, TOWNSHIP, HANCOCK COUNTY, OHIO



NE CORNER
SECTION 3
T1N, R10E



CURRENT ZONING
RESIDENTIAL (R-1)
ALLOWABLE DENSITY = 2.4 LOTS/ACRE
(18,000 SQ. FT. LOT PLUS 3,000 SQ. FT. RW)

PROPOSED PLANNED UNIT DEVELOPMENT
PROPOSED LOTS = 30
TOTAL AREA = 14.815 ACRES
PROPOSED DENSITY = 2.0 LOTS/ACRE
(30 Lots / 14.815 Acres = 2.0 Lots/Acre)
MINIMUM YARD SETBACKS
FRONT = 30', SIDE = 5', REAR = 30'
MINIMUM FLOOR AREA = 1,800 SQ. FT.
MAXIMUM % LOT COVERAGE = 36%

GENERAL NOTES

- COMMON LOTS "C" & "D" TO BE OWNED AND MAINTAINED BY THE GLENMAR HOMEOWNERS ASSOCIATION.
- SANITARY SEWER AND WATER SUPPLY TO BE PROVIDED BY AN EXTENSION OF EXISTING CITY OF FINDLAY UTILITIES AS APPROVED BY CITY OF FINDLAY COUNCIL ON SEPTEMBER 8, 2008. CONSTRUCTION PLANS TO BE APPROVED BY THE CITY OF FINDLAY ENGINEERING DEPARTMENT IN ACCORDANCE WITH CITY OF FINDLAY STANDARD SPECIFICATIONS. PAVEMENT AND STORM DRAINAGE TO BE CONSTRUCTED IN ACCORDANCE WITH HANCOCK COUNTY SUBDIVISION REGULATIONS MEETING THE APPROVAL OF THE LIBERTY TOWNSHIP TRUSTEES AND THE HANCOCK COUNTY ENGINEER.
- CONSTRUCTION PHASES TO BE AS INDICATED ON PRELIMINARY PLAN WITH ANY REQUIRED TEMPORARY PAVEMENT TURN AROUND MEETING THE APPROVAL OF THE LIBERTY TOWNSHIP TRUSTEES AND LIBERTY BENTON LOCAL SCHOOL OFFICIALS.
- LOTS WILL FEATURE SINGLE FAMILY LUXURY VILLAS WITH FULL STONE EXTERIOR CONSTRUCTION.
- THIS FIRST ADDITION TO GLENMAR SUBDIVISION WILL BE REGULATED UNDER THE UMBRELLA OF THE EXISTING GLENMAR HOMEOWNERS ASSOCIATION AS BEFOREFORTH BY THE CURRENT REGULATIONS FOR FUTURE ADDITIONS TO THE GLENMAR SUBDIVISION. ITEMS NOT COVERED BY THE CURRENT REGULATIONS AND SPECIFIC TO THE FIRST ADDITION DEVELOPMENT WILL BE REGULATED BY AN AMENDMENT TO THE EXISTING REGULATIONS.

ACREAGE SUMMARY - FIRST ADDITION

0.262 ACRES = EXISTING RW (ALONG C.R. 140)
0.281 ACRES = PROPOSED RW (ALONG C.R. 140)
1.867 ACRES = PROPOSED RW (FIRST ADDITION)
6.028 ACRES = COMMON AREAS (LOTS C, D & E)
7.338 ACRES = AREA OF LOTS 48-77
14.815 ACRES = TOTAL AREA OF FIRST ADDITION

OWNER/SUBDIVIDER/DEVELOPER: G & H Enterprises, L.L.C.
318 W. Sandusky Street
Findlay, Ohio 45840

ENGINEER/SURVEYOR/PLANNER: Blanchard Design Associates, Inc.
ENGINEERS-SURVEYORS-PLANNERS
1016 N. Blanchard St., P.O. Box 246
Findlay, Ohio 45840

DATE: February 27, 2015
REVISED: April 22, 2015

04-22-12. Revisions per Liberty Township Zoning Commission, 04-12-13.
1. Changed curb type to straight curb.
2. Outside lateral pavement width reduced to 16.0'.
3. Add Common Area "E", curved island area, revise acreage summary.
Reduce amount of pavement street width R/W.
03-07-13. Update adjacent owners information

7. **FINAL PLAT #FP-04-2013** filed by G & H Enterprises, LLC, 316 W. Sandusky Street, Findlay, OH for **Glenmar Subdivision 1st Addition**.

HRPC

General Information

This subdivision is located on the east side of CR 140 in Section 3 of Liberty Township. It is zoned as PUD (Planned Unit Development) in the Township. Abutting land on all sides of the proposal are zoned R-1 One Family. It is not within the 100 year flood plain. The City Land Use Plan designates the area as Single Family Large Lot.

Parcel History

The last Preliminary Plat we have on record was approved in 2006. The Preliminary Plat was reviewed by HRPC on March 20, 2013 and approved with conditions. The Preliminary Plat for this item was reviewed today as Agenda item #7.

Staff Analysis

The applicant is proposing a villa type community in this phase of the subdivision. The applicant recently received a PUD designation from Liberty Township in order to have a smaller lot size than the R-1 underlying zoning. There are 30 single family lots platted. The streets are to be dedicated as public.

There are two (2) Common Area parcels on the plat. One on the west side has a pond and grass area. The second on the east side has a pond and open space grass area as well as a walking path around the pond. Both areas will be maintained through the Homeowners Association.

The PUD approved by Liberty Township permits lots of 8,000 square feet with a minimum frontage of 60 feet. All lots as shown meet or exceed these minimums.

A stub street running south from Andrew Jackson Lane is shown as a "Future Street". The right of way is dedicated but it is not shown as being paved. If the developer is permitted to leave this stub as unpaved, there needs to be a bond posted to install if necessary and documentation of who will maintain the grass areas until such time as a road is constructed.

There is also a proposed 2' "Buffer Lot" shown at the end of this stub street. The applicant explained to HRPC that this was to serve as a deterrent to anyone that might wish to construct a home or create a lot off the end of the street. We have not seen any language prepared stating how this can be removed and under what conditions. The point of the stub street into the vacant land to the south is to provide for a connection at some time if that land would develop. There have been instances where lots were created on the dead ends of these streets and thus cut them off for that continuation of roadways. We have had instances of a 2' buffer as a no access easement. An example is Somerset Park. The buffer lot is shown along the lots which abut CR 95 to insure that no curb cuts are allowed directly onto the road. In this instance it is a permanent buffer. If this buffer strip does remain it should be labeled as a Lot E and included in the covenants and restrictions.

The plat does show the additional 30' of proposed right of way along the east side for CR 140 as required in the Subdivision Regulations. The word "proposed" should be removed on the Final Plat.

Staff Recommendation

HRPC Staff recommends approval of **FINAL PLAT #FP-04-2013** for **Glenmar Subdivision 1st Addition** subject to the following conditions:

- **Approval of the stub street and how the maintenance is to be handled if not paved**
- **Approval of the “buffer lot” and proper labeling and conditions for removal.**
- **Remove “proposed” from the right of way along CR 140**

ENGINEERING

Construction plans will need to be submitted and reviewed before we can make a recommendation on approval of the final plat.

FIRE PREVENTION

Plan does not show the 8” water line being extended on Andrew Jackson Ln. Place hydrant in middle of Andrew Jackson Ln.

Driving surface and hydrants shall be in place prior to construction

STAFF RECOMMENDATION

Staff recommends approval of **PRELIMINARY PLAT #PP-04-2013** for **Glenmar Subdivision 1st Addition** subject to the following conditions:

- **Approval of the stub street and how the maintenance is to be handled if not paved (HRPC)**
- **Approval of the “buffer lot” and proper labeling and conditions for removal. (HRPC)**
- **Remove “proposed” from the right of way along CR 140 (HRPC)**
- **Submittal and approval of Construction plans for the final plat (ENG)**
- **Plan does not show the 8” water line being extended on Andrew Jackson Ln. Place hydrant in middle of Andrew Jackson Ln. (FIRE)**
- **Driving surface and hydrants shall be in place prior to construction (FIRE)**

FINAL PLAT

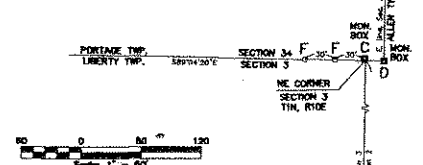
Glenmar Subdivision - First Addition

14.810 ACRES

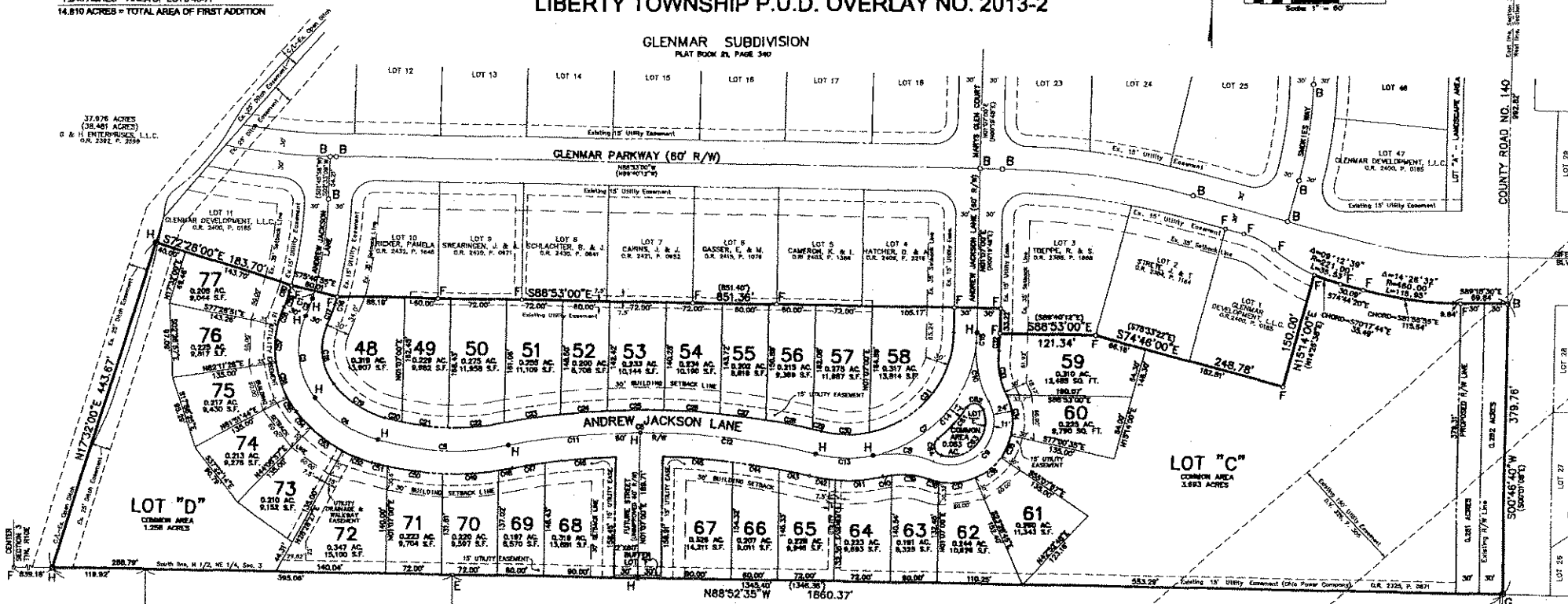
PART OF THE N 1/2, NE 1/4, SEC. 3, T1N, R10E
LIBERTY, TOWNSHIP, HANCOCK COUNTY, OHIO
LIBERTY TOWNSHIP P.U.D. OVERLAY NO. 2013-2

ACREAGE SUMMARY - FIRST ADDITION

- 0.262 ACRES = EXISTING RW (ALONG C.R. 140)
- 0.281 ACRES = PROPOSED RW (ALONG C.R. 140)
- 1.924 ACRES = PROPOSED RW (FIRST ADDITION)
- 5.014 ACRES = COMMON AREAS (LOTS "C", "D" & "E")
- 0.933 ACRES = COMMON AREA (LOT "F" - BUFFER LOT)
- 7.346 ACRES = AREA OF LOTS 49-77
- 14.810 ACRES = TOTAL AREA OF FIRST ADDITION



GLENMAR SUBDIVISION PLAT BOOK 24, PAGE 340



LEGEND

- A. Found Hancock County monument box w/1" dia. iron rod.
- B. Found 1" dia. iron rod monument with aluminum cap.
- C. Found Hancock County monument box w/1" dia. iron rod 1.4" north and 0.75" west of corner as established.
- D. Found Hancock County monument box w/1" dia. iron rod at southeast corner Section 34, T2N, R10E. Held for north line Section 3, T1N, R10E.
- E. Found 1/2" dia. iron rod.
- F. Found 5/8" dia. iron rod w/orange cap stamped Krocks & Associates.
- G. Set 1" dia. X 30" long iron rod monument w/aluminum cap stamped Blanchard Design Associates, P58462. Found PK nail 0.4" north and 0.1" east of corner as established.
- H. Set 1" dia. X 30" long iron rod monument w/aluminum cap stamped Blanchard Design Associates, P58462.

NOTES

1. Bearings refer to Ohio State Plane Coordinate System, North Zone grid north.
2. Values in parentheses refer to record, plat or deed dimensions.
3. Dates of field work: March 22 & 29, 2012, April 11 & 13, 2012, November 21, 2012.
4. Plat references: Glenmar Subdivision, Plat Bk. 21, page 340 (Hancock County Recorder's Office) Survey Record Volume 6, page 287 (April 1892) Survey Record Volume 6, page 306 (March 1898) Survey Record Volume 8, page 30 (April 1902) (Hancock County Engineers Office)
5. Deed references: Official Record Volume 2392, page 2398 Official Record Volume 2432, page 0576 Official Record Volume 2434, page 0550 & 0553

ZONING DISTRICT

R-1 - ONE FAMILY RESIDENTIAL

PLANNED UNIT DEVELOPMENT OVERLAY INFORMATION

PROPOSED LOTS = 30
TOTAL AREA = 14.810 ACRES
PROPOSED DENSITY = 2.5 LOTS/ACRE
(30 Lots / 14.810 Acres = 2.02 Lots/Acre)
MINIMUM YARD SETBACKS
FRONT - SEE PLAT, SIDE = 5', REAR = 30'
MINIMUM FLOOR AREA = 1,000 SQ. FT.
MAXIMUM % LOT COVERAGE = 35%

OWNER/SUBDIVIDER/DEVELOPER: G & H Enterprises, L.L.C.
316 W. Sandusky Street
Findlay, Ohio 45840

ENGINEER/SURVEYOR/PLANNER: Blanchard Design Associates, Inc.
ENGINEERS-SURVEYORS-PLANNERS
1016 N. Blanchard St., P.O. Box 248
Findlay, Ohio 45840
DATE: May 16, 2013

8. SITE PLAN APPLICATION #SP-12-2013 filed by Hancock Historical Museum Association, 422 W. Sandusky Street, Findlay for **proposed Historical Museum Service Station to be located at 400 Liberty Street, Findlay, OH.**

HRPC

General Information

This project is to be located on the southwest corner of Putnam Street and Liberty Street. The land is zoned C-1 Local Commercial. Parcels to the south and west are also zoned C-1. To the north is I-1 Light Industrial and to the east is C-2 General Commercial. The very front edge of the parcel along Putnam Street is in the 100 year flood plain. The Land Use Plan designates the area as Single Family Small Lot.

Parcel History

None

Staff Analysis

The applicant is proposing to remove some concrete and stone areas on the site and construct a Transportation Building directly north of an existing warehouse building.

The new building will be located 25' from the right of way of Putnam Street and 43' from Liberty Street. 25' is the minimum set back in the C-1 District.

There appears to be two (2) drive cuts on the Putnam Street side of this portion of the Museum site. One of these will be eliminated and a single new access point will be constructed to serve the new building, the existing warehouse and the parking lot area.

The building elevations show a brick façade with tall windows/garage type doors on two sides. A plan was submitted showing perimeter landscaping of shrubbery around the building and a few new trees to be planted on the Putnam Street side.

We did not see any indication of any new lighting or signage for the site.

Staff Recommendation

HRPC Staff recommends approval of the plan.

ENGINEERING

Access – Will relocate existing access on Putnam Street.

Water – Separate water service will need to be installed for new building.

Sanitary Sewer – Sewer can be connected to existing lateral. Recommend installing new pipe from this connection to the main sewer on Putnam Street.

Stormwater Management – On-site drainage system meet the City's requirements. Detention is not required since existing site is 100% impervious.

Sidewalks – Existing sidewalks will remain in place. No new walks are required.

Recommendation: Approval of the plan.

The following permits will be needed prior to construction:

- Waterline permit
- Sanitary Sewer Permit
- Storm Sewer Permit
- Curb & Walk Permit for replacement of existing
- Approved Stormwater Pollution Prevention Plan

FIRE PREVENTION

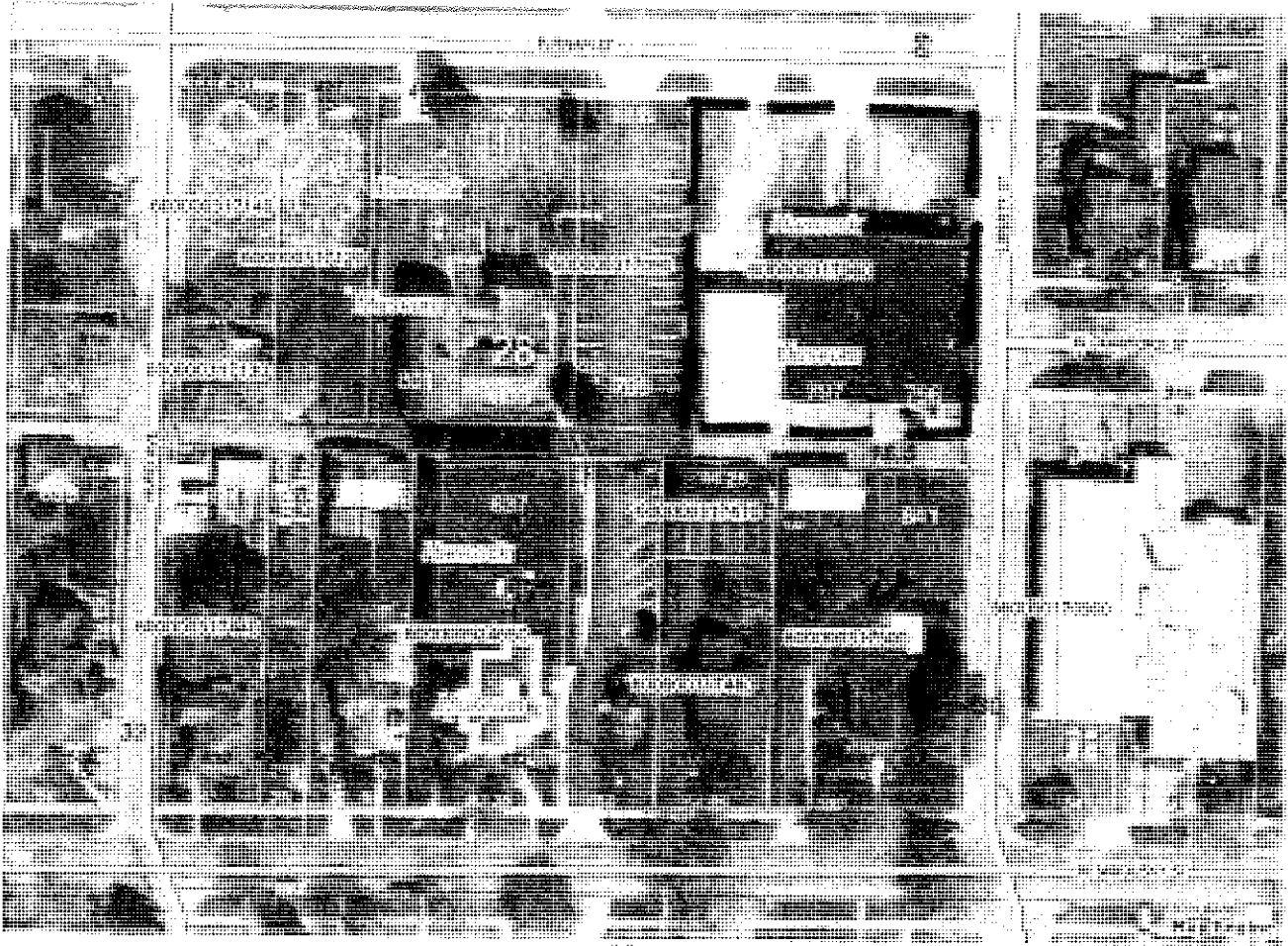
No Comment

STAFF RECOMMENDATION

Staff recommends approval of **SITE PLAN APPLICATION #SP-12-2013** for the proposed **Historical Museum Service Station/Transportation Building** to be located at **400 Liberty Street, Findlay, OH.**

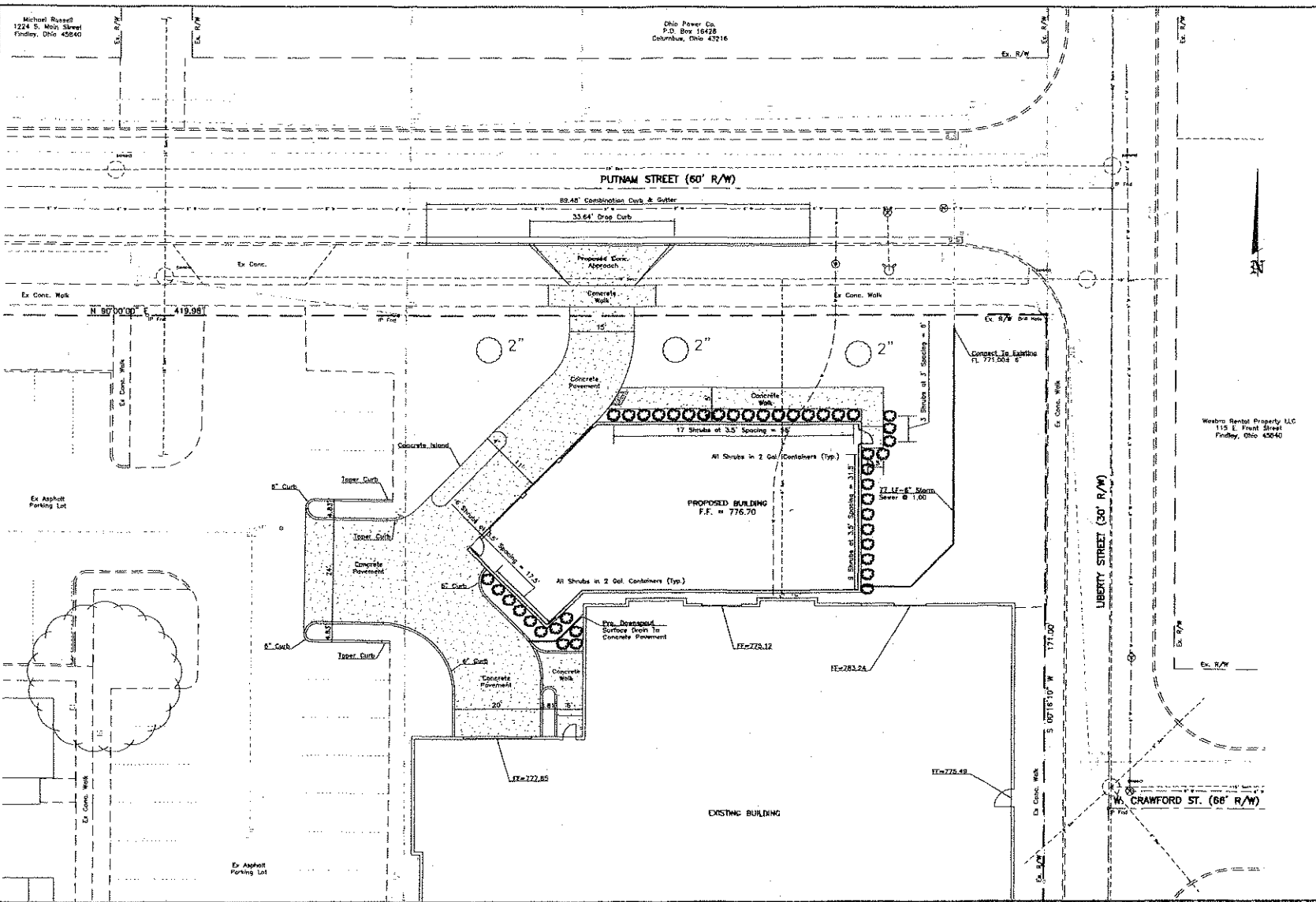
[Print](#) | [Back](#)

Hancock County GIS



Notes

SP-12-2013
PROPOSED TRANSPORTATION/SERVICE STATION
BUILDING
400 LIBERTY STREET



NO REVISIONS SHALL BE PROVIDED WITH A FULL SET OF PLANS FOR EITHER KINDS OF CONSTRUCTION PURPOSES UNLESS FIRST UNDER WRITING TO REVISION COMPLETE SET IN ORDER TO RESPOND FOR THE INFORMATION AND DOCUMENTATION THEY WOULD HAVE COPIED THESE ARE ONLY FROM REVISIONS IN A SET OF CONSTRUCTION DOCUMENTS ANY REVISIONS SHALL BE SUBJECT TO THE ATTENTION OF THE DESIGN PROFESSIONAL FOR FORMAL CLARIFICATION. ARCHITECTS ARE RESPONSIBLE FOR WORKING AND CONSTRUCTION IN ACCORDANCE WITH THE COMPLETE CONSTRUCTION DOCUMENTS, NOT SELECTIVE SHEETS ONLY. HAVING A PARTIAL SET OF DRAWINGS SHALL NOT BE ACCEPTED AS AN EXCUSE FOR DELAY OR INCOMPLETE WORK.

Michael Russell
1224 S. Main Street
Findlay, Ohio 45840

Ohio Power Co.
P.O. Box 16423
Columbus, Ohio 43216

PETERMAN ASSOCIATES, INC.
ARCHITECTS - ENGINEERS - PLANNERS - SURVEYORS
115 E. Front Street
Findlay, Ohio 45840
PH: 419-223-2222
FAX: 419-223-2222

SITE PLAN
THE HANCOCK COUNTY HISTORICAL MUSEUM
PROPOSED HISTORICAL SERVICES STATION

Western Rental Property LLC
115 E. Front Street
Findlay, Ohio 45840

NO.	DATE	DESCRIPTION

SCALE
0 10 20
DATE 5/22/13
DWG BY SM
PROJECT NO. 13-0230
SHEET NO. SP5

9. **ALLEY/STREET VACATION PETITION #AV-04-2013** filed by Isabel Sue Reed, 207 Prospect Avenue, Findlay, OH to vacate a north/south alley running between Ash and Prospect Avenues.

HRPC

General Information

This request is to vacate an existing alleyway running north/south between Ash Avenue and Prospect Avenue. It is the first open alley east of the Church.

Parcel History

None

Staff Analysis

The petition was signed by all four (4) abutting owners. All of the properties use the alley as access to the rear of their lots and garages.

ENGINEERING

No objection to the requested vacation.

FIRE PREVENTION

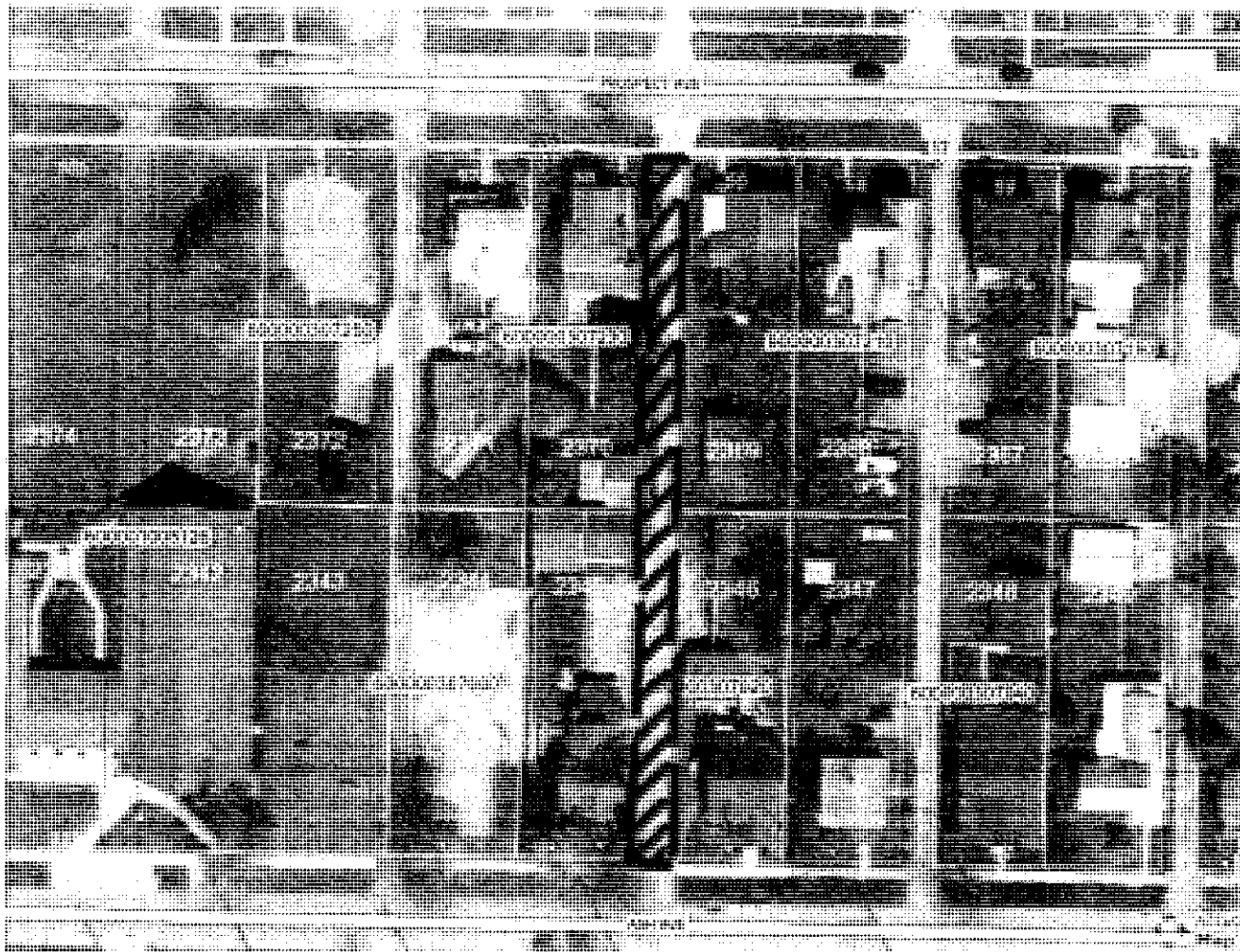
Currently, out buildings and garages exist behind the residential homes and it provides off street parking for the residents. The alley will allow for structural firefighting and FFD truck access. If allowed to vacate the alley, a recommendation would be not to block either end.

STAFF RECOMMENDATION

Staff recommends approval to City Council of **ALLEY/STREET VACATION PETITION #AV-04-2013** to vacate a north/south alley running between Ash and Prospect Avenues.

[Print](#) | [Back](#)

Hancock County GIS



Notes

ALLEY VACATION PETITION #AV-04-2013
NORTH/SOUTH ALLEY ABUTTING 207 & 213 PROSPECT
AND 206 & 208 ASH AVENUE

City of Findlay City Planning Commission

Thursday, June 13, 2013 - 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

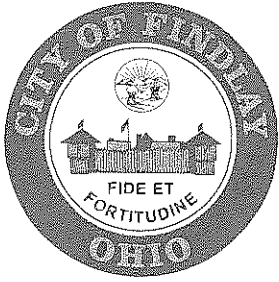
APPROVAL OF MINUTES

NEW ITEMS

1. **PRELIMINARY PLAT #PP-01-2013** filed by Country Club Acres, 655 Fox Run Rd., Findlay, OH for **Southridge Estates**.
2. **PRELIMINARY PLAT #PP-02-2013** filed by Country Club Acres, 655 Fox Run Rd., Findlay, OH for **Woods at Hillcrest 8th, 9th, & 10th Additions**.
3. **PRELIMINARY PLAT #PP-03-2013** filed by Brookview Homes, Inc., 401 Scarlet Oak Drive, Findlay, OH for **Somerset Park 1st – 3rd Additions**.
4. **SITE PLAN APPLICATION #SP-11 -2013** filed by Kyle Reichenbach, 127 W. Hardin Street, Findlay, OH 45840 for a **parking lot** at 201 W. Hardin Street, Findlay.
5. **FINAL PLAT #FP-03-2013** filed by Tiffin Avenue Properties, Ltd./RG Properties, 10050 Innovation Drive, Dayton, OH for a **Replat in Flag City Station**.
6. **PRELIMINARY PLAT #PP-04-2013** filed by G & H Enterprises, LLC, 316 W. Sandusky Street, Findlay, OH for **Glenmar Subdivision 1st Addition**.
7. **FINAL PLAT #FP-04-2013** filed by G & H Enterprises, LLC, 316 W. Sandusky Street, Findlay, OH for **Glenmar Subdivision 1st Addition**.
8. **SITE PLAN APPLICATION #SP-12-2013** filed by Hancock Historical Museum Association, 422 W. Sandusky Street, Findlay for proposed Historical Museum Service Station to be located at 400 Liberty Street, Findlay, OH.
9. **ALLEY/STREET VACATION PETITION #AV-04-2013** filed by Isabel Sue Reed, 207 Prospect Avenue, Findlay, OH to vacate a north/south alley running between Ash and Prospect Avenues.

ADMINISTRATIVE APPROVALS

ADJOURNMENT



TREASURER'S OFFICE

318 Dorney Plaza, Room 313
Findlay, OH 45840-3346
Telephone: 419-424-7107 • Fax: 419-424-7866
www.findlayohio.com

SUSAN JO HITE
CITY TREASURER

Treasurer's Reconciliation for May 31st

2013

TREASURER

Fifth Third Initial Balance	2,345,087.91
- Withdrawals ()	(3,942,110.43)
+ Deposits	4,280,815.56
Ending Balance	2,683,793.04

- Outstanding checks ()	(366,291.27)
Deposit in Transit	

Bank Adjustment
May Outstanding error

Treasurer's Checking Bal	2,317,501.77
--------------------------	--------------

Investment Principal	42,030,525.88
Accrued Bond Interest	1,079.69

Treasurer's Total Cash and Investments	44,349,107.34
--	---------------

AUDITOR

Auditor's Checking Bal	2,317,501.77
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Auditor's Total Cash and Investments	44,349,107.34
--------------------------------------	---------------

Respectfully submitted,

Susan Jo Hite
Treasurer

Board of Zoning Appeals

April 18, 2013

Members present: Phil Rooney, Chairman; Doug Warren, Vice-Chairman; David Russell, Secretary; Sharon Rooney, George McAfee.

The meeting was called to order at 6:00 p.m. by Mr. Rooney. There was no one in the audience, including the applicant, so the normal introduction was omitted from the proceedings. [This meeting was held on this date since there was no quorum on the regular meeting date of April 11, 2013.]

Case # 50363-BA-13 was reviewed by Todd Richard, Zoning/Floodplain Administrator:

Filed by Mr. Mike Mallett, on behalf of Findlay Parking Garage, LLC, for the property at 122 E. Crawford Street. The applicant is seeking a variance from sections 1161.12.13A1 and 1161.12.13A6 of the City of Findlay Zoning Ordinance. The applicant has placed an electronic message center under the overhang of 122 E. Crawford Street and would like it to remain. These signs are only permitted on conforming accessory signs. Additionally, the subject property is in the C-3 Downtown Commercial District, where electronic message centers are prohibited.

Electronic message centers flash, blink, and can have animation. During the creation, review, and approval of the new zoning code, it was determined this type of sign would not be suitable for the downtown district. Having a number of electronic message centers downtown would be distracting and gaudy.

If the applicant wants to advertise free parking in the garage, then it can be done with an A-frame, wall, or projecting fixed message sign.

A hardship in this case is not evident and granting a variance request would set a precedent for other entities in the C-3 District.

The applicant was not present.

Mr. Warren asked about the sign at St. Paul's. He said the sign does blink and flash. Mr. Richard said that it is not supposed to and he has been by the area many times and has not observed this. Action can be taken to have it stopped.

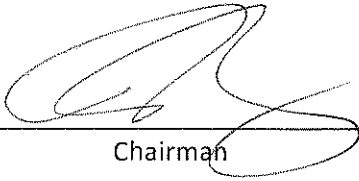
Mr. Warren considered alternatives. Mr. Richard reviewed the options. He said that the downtown district has allowed signs in the right-of-way in the past and the current zoning code needs some clarification.

Mr. Warren made a motion to deny the request. There are reasonable alternatives available. The motion was seconded by Mr. Russell.

By voice vote, the motion was passed 4-0 with Mr. Rooney abstaining. The variance request was denied.

A motion was made to approve the minutes from the March 14, 2013 meeting by Mr. Russell. Motion was approved 5-0.

Meeting was adjourned at approximately 6:23 p.m.



Chairman



Secretary

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.
Service-Safety Director

June 11, 2013

Honorable City Council
City of Findlay, Ohio

Dear Honorable Council Members:

The N.E.A.T. Department recently sold its vehicle on GovDeals.com. An appropriation of \$3,000 was authorized for property cleanups. The N.E.A.T. Department would like the remaining \$305 appropriated into its budget for advertising costs.

An appropriation is respectfully requested as follows:

FROM:	General Fund	\$305.00
TO:	N.E.A.T. Department 21016000-other	\$305.00

Thank you for your consideration.

Sincerely,



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

pc: Donald J. Rasmussen, Director of Law
Jim Staschiak II, City Auditor
N.E.A.T. Department
File

PARKS AND RECREATION BOARD

City of Findlay

April 15, 2013

MINUTES

ATTENDANCE

Members Present: Paul Schmelzer, Chair, Dennis McPheron, Greg Meyers, Bob Nichols, Gary Pruitt, Mike Slough.

Staff Present: Lu Draper, Matt Stoffel, and Kathy Launder.

Guests Present: Larry Brandstetter and Ray Delamott, Brandstetter Carroll Inc.; Tom Shindlecker; Mr. and Mrs. Andy Kuntz.

APPROVAL OF MINUTES

Motion to accept minutes of the February 19, 2013, and March 18, 2013, meetings, by Nichols, second by Meyers. Motion passed 6-0.

NEW BUSINESS

Pool Feasibility Study Update: Larry Brandstetter of Brandstetter Carroll Inc. provided proposed concepts for a new swimming pool based on the feasibility study that was conducted. Two scenarios were given, one keeping the 50 meter competition pool and the other providing for a 25 meter competition pool. Brandstetter stated that the design concept that includes the 50 meter pool will cost approximately \$2.6 million to \$2.8 million. The design concept that includes the 25 meter pool will cost approximately \$3 million to \$4 million. The design concept that includes the 50 meter pool includes zero depth entry activity pool, water slides, existing sprayground with new water features, renovated existing bathhouse, no diving pool, flood wall. The design concept that includes the 25 meter pool zero depth entry activity pool, water slides, sprayground renovated existing bathhouse, diving boards, ability to keep facility open to the public when competition tournaments are being held. Once the project is approved, the timeframe of construction of a new facility is start in October and be completed by the beginning of the following year's swim season.

DEPARTMENT REPORTS

Recreation Department Report: Draper reported that the Diamonds are open. Registration deadline for Adult Softball is today. Mixed martial arts event was held at the Cube last weekend with 700 attendees; Starship concert is scheduled for April 20. The Cube is the home base for the Backyard Mission Trip. A Christian concert is planned. Ice will return to the Cube in May. We lost a ball tournament last weekend due to the flood and therefore, lost that revenue to the City as well as the \$250,000 economic impact to the region.

Parks Maintenance Department Report: Stoffel stated that the ball fields have been worked on. Ballfields at Swale Park still need done. Restrooms are opened in most parks.

OTHER REPORTS

Hancock Park District Report: Pruitt reported that they are planning their annual event, Nature Comes Alive. Students and teachers from multiple schools will participate in this event. HPD received 35 applications for the program manager position. The new person will begin on June 3. HPD is gearing up for new long term program planning. The plan will be for an eight year period. A focus group consisting of stakeholders will assist in the process. The process will begin in June 2013 and end in 2014.

OTHER BUSINESS

Emory Adams Walking Path: Mr. and Mrs. Andy Kuntz requested that distance markers be placed on the walking path around Emory Adams Park. The City hasn't talked about marking the paths for distances, but a sign was installed at the restroom building in Emory Adams Park that color codes the routes that mark the distance of each path.

Next Meeting: The next meeting of the Parks and Recreation Board is scheduled for May 20, 2013, at 4:00pm in the third floor conference room of the Municipal Building.

Being no further business, the meeting adjourned.

Respectfully submitted,

Kathy Launder
City Clerk

PARKS AND RECREATION BOARD

City of Findlay

May 20, 2013

MINUTES

ATTENDANCE

Members Present: Paul Schmelzer, Chair, Matt Cordonnier, Dennis McPheron, Bob Nichols, Gary Pruitt, Mike Slough.

Staff Present: Lu Draper, Matt Stoffel, and Kathy Launder.

Guests Present: Rod Warnimont; Will Welsh, Findlay YMCA; Jim Staschiak II, City Auditor; Tom Shindledecker; Holly Frische; Joy Brown, The Courier.

APPROVAL OF MINUTES

Motion to accept minutes of the April 15, 2013, meeting, by McPheron, second by Schmelzer. Motion passed 6-0.

OLD BUSINESS

Maintenance of Diamonds: The Recreation Department and Public Works Department have been working cooperatively to get Marathon Diamonds properly prepared for use.

Additional Parking at Swale Park: An additional 100 space parking lot at Swale Park would be utilized on a nightly basis. This additional lot would provide the additional parking needed during tournaments as well.

NEW BUSINESS

Eagle Creek Skate Park: A request by Hunter Hoop was received to allow bicycles in the Eagle Creek Skate Park. Stoffel reported that the City had installed a gate specifically to keep the bicycles out of the park. There were issues with bicyclists causing accidents and damaging equipment. Eagle Creek Skate Park was designed for skateboards, not bicycles. There is a bicycle course that was built near Cooper Field that can be utilized by bicyclists. Motion to deny request to allow bicycle use in Eagle Creek Skate Park by Schmelzer, second by Nichols. Motion passed 6-0.

Riverside Pool: The Findlay YMCA requested that the City purchase umbrellas to be used at Riverside Pool for additional shade. Schmelzer stated that there are funds budgeted in the Capital Plan for purchase of umbrellas. Welsh stated that adding umbrellas for shade would encourage more people to visit the pool. Welsh suggested that the City purchase one to two umbrellas per year. The umbrellas can be used when the pool is updated. Motion to move forward with purchase of two umbrellas for Riverside Pool by Slough, second by Cordonnier. Motion passed 6-0.

Hancock Soccer Association: Schmelzer stated the Hancock Soccer Association (HSA) would like to modify its original agreement with the City to give credit for maintenance at Emory Adams Park for water consumption from field irrigation. HSA would like an increased credit in exchange for additional maintenance performed at the Park. Stoffel states that it is cost effective to have HSA perform the maintenance on Emory Adams Park and receive the credit. The additional maintenance includes all areas north of the parking lot. Revisit at the June meeting of the Parks and Recreation Board.

Sale of City Property: Rod Warnimont has requested to purchase two parcels of City property south of Emory Adams Park that would connect his properties. He will use these parcels to move his cattle back and forth between his properties. Warnimont understands that if the City decides to sell the properties that it would be through a public bid process. Nichols stated that we need to talk with user groups of Emory Adams Park to get their feedback. Revisit at the June meeting of the Parks and Recreation Board.

Trackless Train Vendor: Dan Romick approached the City to request permission to operate his trackless train in Riverside Park for a fee. Nichols stated that the Law Director needs to review. Need to put a policy in place for operating various types of concessions in parks. If permitted, the vendor would need to sign the Food/Beverage/Retail Concession Agreement and pay the appropriate fee. Revisit at the June meeting of the Parks and Recreation Board.

DEPARTMENT REPORTS

Recreation Department Report: Draper reported that the ice is down. Public Skate sessions have begun. A Learn to Skate Clinic will be held for the first time. There will be a 30 person limit for participation. They will build sets, design costumes, and perform a show during lunch time. After the show there will be a family skate. If this program is successful, the Cube will offer annually. An Adult Learn to Skate was offered for the first time with six people registered. A 53 team youth baseball tournament will be held at the Diamonds from May 31-June 2. There are several large tournaments scheduled at the Diamonds. There are tournaments scheduled every weekend through the season, including a 90 team tournament and the returning National World Series Baseball Tournament which has 60 teams registered.

Parks Maintenance Department Report: Stoffel reported that the staff is getting the pool ready, preparing ballfields, getting Cemetery ready for Memorial Day services.

OTHER REPORTS

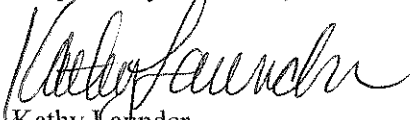
Hancock Park District Report: Pruitt reported that the Hancock Park District will be holding a summer camp. Riverside Boat Landing will open this weekend. HPD staff is continuing to work on the new parks to be able to open for summer. The trails master plan project is continuing to move forward. A completed plan is projected to be ready in June and will then be ready to move to the next step.

OTHER BUSINESS

Next Meeting: The next meeting of the Parks and Recreation Board is scheduled for June 17, 2013, at 4:00pm in the third floor conference room of the Municipal Building.

Being no further business, the meeting adjourned.

Respectfully submitted,


Kathy Launder
City Clerk



PARKS AND RECREATION BOARD
Monday, June 17, 2013 ♦ 4:00 p.m.
Municipal Building, Third Floor Conference Room

Agenda

APPROVAL OF MINUTES

1. April 15, 2013, revised and May 20, 2013

Paul Schmelzer

OLD BUSINESS

1. Hancock Soccer
 - a. Review maintenance agreement
2. Sale of City property south of Emory Adams Park, Rodney Warnimont
3. Operation of Trackless Train in Riverside Park, Dan Romick

NEW BUSINESS

1. Sherman Park
 - a. Request for memorial bench

DEPARTMENT REPORTS

1. Recreation Department/The Cube Report
2. Parks Maintenance Department Report

Lu Draper
Matt Stoffel

OTHER REPORTS

1. Hancock Park District's Report
2. Sports Organizations in attendance

Gary Pruitt

ADJOURN

Next Meeting: Monday, July 15, 2013 • 4:00 PM • Municipal Building, Third Floor Conference Room

Findlay City Council
318 Dorney Plaza
Room 310
Findlay, OH 45840

Dear Council Members,

April 9, 2013

The children who grew up in Sherman Park in the 1950's and into the 1960's would like to honor the mothers who opened their homes and their hearts to us. At that time many of the Sherman Park Subdivision families had children of similar ages. We played most of the day during the summers in Sherman Park. If one of us needed a bandaid or the bathroom or a cookie we would troop over to one of the homes and were welcomed and cared for by that mother. It was a wonderful feeling to know that so many mothers cared about us and watched over us while we explored the park and neighborhood.

Most of those wonderful mothers have passed away but the children, many with children and grandchildren, occasionally meet up and reminisce about our lovely childhood and the gracious mothers of the neighborhood who were a big part of that.

We would like to install a bench in Sherman Park inscribed to the Mothers of Sherman Park 1950-1965 who watched over us, From the Neighborhood Kids. We "kids" would contribute all the materials including the bench, plaque, and installation if you approve our request. Please advise us on the approval process and if successful, any specifications necessary to meet safety and durability standards.

Findlay, Ohio was and still is a wonderful place to raise a family. We "Kids of Sherman Park" were lucky to have The Mothers and Sherman Park during our formative years.

Page 2 lists the Kids and the Mothers.

Thank you for considering our request.

Sincerely,

Rebecca Brewer Mitchell

Rebecca Brewer Mitchell

PO Box 362

Lincoln City, OR 97367

541-992-1094

FINDLAY CITY COUNCIL MINUTES

REGULAR SESSION

APRIL 16, 2013

COUNCIL CHAMBERS

PRESENT: Monday, Murray, Nichols, Schedel, Slough, Spence, VanDyne, Ward

ABSENT: Collette

President J. Slough opened the meeting with the Pledge of Allegiance and a moment of silent prayer.

MINUTES:

Councilman Ward moved to accept the minutes as circulated from the April 2, 2013 Regular Session City Council meeting. Councilman Schedel seconded the motion. All were in favor. Motion carried. Filed.

ADD-ON/REPLACEMENT/REMOVAL FROM THE AGENDAL

Councilman Ward requested to add the following to the agenda. Motion to add them to the agenda was made by Councilman Schedel, seconded by Councilman VanDyne. All were in favor. Motion carried.

ADD-ON:

- Resolution No. 013-2013 – past due claim for hotel/motel tax (*LEGISLATION section*)
- Ordinance No. 2013- 025 – maintenance agreement for 5-Plex (*LEGISLATION section*)

RECOGNITION/RETIREMENT RESOLUTIONS:

RESOLUTION NO. 012-2013

First reading

Adopted

A RESOLUTION COMMENDING TIMOTHY FRYSSINGER FOR THE EXCELLENCE OF HIS SERVICES TO THE CITY OF FINDLAY, OHIO.

Councilman Monday moved to adopt the Resolution, seconded by Councilman Schedel. Ayes: Monday, Murray, Nichols, Schedel, Slough, Spence, VanDyne, Ward. The Resolution was declared adopted and is recorded in Resolution Volume XXXIII, and is hereby made a part of the record. Filed.

WRITTEN COMMUNICATIONS:

Rebecca Brewer Mitchell – bench at Sherman Park

The children who grew up in Sherman Park in the 1950's and into the 1960'S would like to honor the mothers who opened their homes and their hearts to them. At that time, many of the Sherman Park Subdivision families had children of similar ages. They played most of the day during the summers in Sherman Park. If any of them needed a band aid, use the bathroom, or wanted a cookie, they would troop over to one of the homes where they were welcomed and cared for by that mother. It was a wonderful feeling to know that so many mothers cared about them and watched over them while they explored the park and neighborhood. Most of those mothers have passed away, but the children, many now with children and grandchildren, occasionally meet up and reminisce about their childhood and the mothers of the neighborhood who were a big part of that. Ms. Mitchell would like to install a bench from the neighborhood kids in Sherman Park inscribed to the Mothers of Sherman Park 1950-1965 who watched over them. They would contribute all the materials including the bench, plaque, and installation if this request is approved. They would like the City to inform them on the approval process and if successful, any specifications necessary to meet safety and durability standards. Findlay, Ohio was and still is a wonderful place to raise a family. The "Kids of Sherman Park" were lucky to have the mothers of Sherman Park during their formative years.

Discussion:

Councilman Schedel noted that he is taking the project on as a personal project.

Councilwoman Spence noted that this is a touching idea that she is hopeful the City can help this group to be able to accomplish their goal, whether that be working with our Street Department or whatever is needed to make this happen.

Councilman Ward feels this request should go through the Parks & Recreation Board so they can let them know where this request needs to go, and then if Councilman Schedel would make sure this request goes there. Referred to Parks & Recreation Board. Filed.

ORAL COMMUNICATIONS:

Ginny Clymer – Firefighters

Ms. Clymer came before City Council to defend Firefighters. She was raised on a farm east of town and has lived in Findlay all her life. She pointed out how important Firefighters are. She has had four (4) fires in her lifetime. When her son was fifteen (15), he received third degree burns from a fire where he spent all summer through almost the entire following winter at a burn unit, as well as the next three (3) years going back and forth to doctor appointments. After that fire, they moved into town and built a new garage in which six (6) years later, they had an explosion in that garage where Firefighters responded. Then, they had a fire on the powerline coming into their home. If it had not been for the Firefighters and the ambulance service, she probably would not have survived. Firefighters are very important to Findlay. Anyone who lives here should stand up to say how much Firefighters are needed. She has worked with budgets during her terms as a former City Councilwoman and also a County Commissioner, and knows that last thing to cut are law enforcement and Firefighters. The safety of our community needs to be kept where it is. She does not feel firestation #4 should be closed as everything there on CR 236 is new. It should be kept open and the City should take care of their Firefighters and Police Officers. Filed.

PROCLAMATIONS – none.

PETITIONS – none.

TRAFFIC COMMISSION

City of Findlay
May 20, 2013

MINUTES

ATTENDANCE:

MEMBERS PRESENT: Service-Safety Director Paul Schmelzer, Police Chief Greg Horne, Fire Chief Tom Lonyo, Councilman Ron Monday.

STAFF PRESENT: Mayor Lydia Mihalik; Matt Stoffel, Public Works Superintendent; Kathy Launder, City Clerk.

GUESTS PRESENT: Bill Lydick, Chuck Grover, Tom and Jan Corbin, Deb Seem and husband, Angela Crist, Steve Nesler.

OLD BUSINESS

1. Request of Jim Brooks, Blanchard Valley Health System, to install a pedestrian crossing on Highland Drive from the hospital employee parking lot to the main hospital campus buildings.

ITEM TABLED UNTIL FURTHER NOTICE

NEW BUSINESS

1. Referred by City Council: Request of Bill Lydick, 2105 Knollwood Drive, for a "Wildlife Crossing" sign to be posted on South River Road.

Mr. Lydick stated that Bigelow Avenue and Crystal Avenue have a "Wildlife Crossing" sign. There are a lot of geese on River Road right by the Water Pollution Control plant. Chief Lonyo stated that there is a good line of sight. You can see the geese and slow down prior to coming up to them. Stoffel stated that the City does not put up these types of signs. Director Schmelzer stated that when a goose is hit it is usually done maliciously, not because someone did not see the goose. The sign would be ineffective. Mr. Lydick stated that a sign would make people aware that wildlife is crossing. Councilman Monday stated that there are sometimes 200 geese in the area. You would be able to see the geese and be able to slow down before getting to them. Mr. Lydick stated that there is tall grass in some areas. When the geese come out of these areas they will not be able to be seen until they are on the road.

Motion to deny request to install a "Wildlife Crossing" sign by Director Schmelzer, second by Chief Horne. Motion passed 4-0.

2. Request of Matt Stoffel, Street Superintendent, for two "High Water Area" signs to be posted on East Main Cross between South Blanchard Street and Osborne Avenue, one on each side of the road.

Motion to approve request for two "High Water Area" signs to be posted on East Main Cross between South Blanchard Street and Osborne Avenue, one on each side of the road by Chief Lonyo, second by Director Schmelzer. Motion passed 4-0.

3. Request of Matt Stoffel, Street Superintendent, on behalf of First National Bank, to make Interstate Court West "No Parking Any Time" on both sides of the street. Also, Matt Stoffel recommends that a stop sign be placed on Buckeye Court at the intersection of Interstate Court West and Buckeye Court.

Motion to approve request to make Interstate Court West "No Parking Any Time" on both sides of the street and that a stop sign be placed on Buckeye Court at the intersection of Interstate Court West and Buckeye Court by Chief Lonyo, second by Director Schmelzer. Motion passed 4-0.

4. Request of Chuck Grover, 863 Hurd Avenue, for a guard rail to be placed in front of his house at the street.

Chief Horne ran a report for the number of accidents at this location. There have been no reported accidents in the last five years in this area. Director Schmelzer stated that Mr. Grover can do something outside of the right-of-way, a more aesthetic way to resolve his concern. The City cannot install a guardrail at every T-intersection. Motion to deny request for a guardrail by Director Schmelzer, second by Chief Lonyo. Motion passed 4-0.

5. Request of Tom and Jan Corbin, 750 Central Avenue, for a "No Through Trucks, "No Truck Outlet," or "No Semi Traffic Allowed" sign to be posted in the neighborhood.

Mr. Corbin stated that for the past three years he has had to redo his front yard due to semi-trucks cutting the corner of his yard. The large trucks cannot get around the telephone pole and they go through his yard instead. The last time this happened they ran over the water meter lid and broke it. The Water Distribution Department had to replace the cover. Chief Lonyo suggested that signs be placed at Tiffin and Balsley and Tiffin and McManness stating "No Truck Outlet." Motion to refer issue to Street Department to review and bring back suggestion for placement of signs at the June Traffic Commission meeting, by Chief Lonyo, second by Director Schmelzer. Motion passed 4-0.

6. Request of Lu Draper, Recreation Superintendent, to make Speedway Drive and Marathon Drive "No Parking Any Time" on both sides of the streets.

Motion to approve request to make Speedway Drive and Marathon Drive "No Parking Any Time" on both sides of the street by Director Schmelzer, second by Chief Horne. Motion passed 4-0.

7. Request of Deb Seem, 715 Franklin Avenue, to make one parking space on the street in front of 715 Franklin Avenue a handicapped parking space as well as posting a sign in the area noting that a person is blind and deaf.

Mrs. Seem stated that the area they live in is mainly rental houses for university students. The students take up most of the on street parking. Mrs. Seem's disability does not enable her to walk a distance. She sometimes has to park a block down the street. Stoffel stated that in the past the City has allowed a handicapped parking space in residential areas in a few instances, and then has had to remove the handicapped parking space because the person requesting the space no longer lives at that location. Chief Lonyo stated that the City needs to develop a standard for handling handicapped parking space requests. Mrs. Seem stated that St. Marys, Ohio, and Toledo, Ohio, have such standards. Motion to table request for further study, by Chief Lonyo, second by Chief Horne. Motion passed 4-0.

8. Request of Tom Gilmore, Nissin Brake of Ohio, Inc., for a "Wildlife Crossing" sign to be posted on Industrial Drive near the entrance to Tall Timbers Business Park.

Motion to deny request based on same points as Item 1 by Director Schmelzer, second by Chief Lonyo. Motion passed 4-0.

9. Request of Angela Crist, Hancock County Convention and Visitors Bureau, for six signs to be added to existing signage at the entrances to the City for Findlay's designation as one of Ohio's "Best Hometowns."

Crist stated that Findlay has been named one of Ohio's Best Hometowns for 2012-2013 by Ohio Magazine. The Convention and Visitors Bureau will bear the expense of the purchase of the signs and installing the signs. Crist requested specifications from City for size of sign allowed. Motion to explore the possibility of posting signage on existing signage by Director Schmelzer, second by Chief Horne. Motion passed 4-0.

10. Request of Steve Nesler, 230 East Pearl Street, to move the "No Parking Any Time" sign from its current location to between the driveways of him and his neighbor where he states it used to be posted.

Mr. Nesler stated that the current location of the "No Parking Any Time" sign is now in full view of his front window since the maple tree in his front yard had to be removed. He is asking if the sign can be moved back to its original location between his and his neighbor's driveways. Discussion ensued regarding location of sign. Motion to approve request moving the "No Parking Any Time" sign 25 feet to the east of its current location by Chief Lonyo, second by Chief Horne. Motion passed 4-0.

11. Request of Jeff Wieggers, to update crosswalk signals at the intersections of College Street and Broad Avenue and Trenton Avenue and Broad Avenue to include sound signals for the visually impaired to signal the pole as well as signal for safe crossing.

The upgrade to these signals will cost \$6,000-\$17,000 for all three intersections. Need to check with the Law Director to determine if the City is required by law to comply with this request. Motion to table request until a determination is made by the Law Director of the City's requirements to upgrade crosswalk signals by Director Schmelzer, second by Chief Lonyo. Motion passed 4-0.

PRESENTATION

1. Presentation by DGL Consulting Engineers of findings for mid block crossing at the intersection of West Main Cross Street and Broadway.

Barb Jones, P.E., PTOE, and Tom Brown of DGL Consulting Engineers presented their findings for improved safety at the mid block crossing at the intersection of West Main Cross Street and Broadway.


There are two types of crosswalk alert systems that are available. The pedestrian activated Rectangular Rapid Flashing Beacons (RRFB) is a flashing signal as well as the crosswalk sign. This device draws driver's eye. It is very popular due to its effectiveness and cost. It has good compliance rates. The Hawk operates similar to a traffic signal. It is a flashing light mounted to a traffic signal arm with appropriate signage. The signal flashes yellow then solid red. This is generally used in high speed and high volume areas.

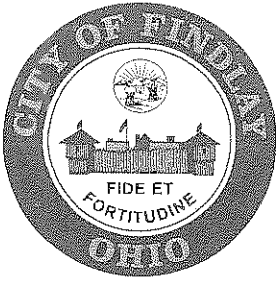
Jones reported that a tree is obstructing the crosswalk signs both eastbound and westbound on West Main Cross Street. It is suggested to replace the current signs with RRFB signs.

Also they presented a draft policy for the City of Findlay to put into place when requests are made for mid block crossings. The proposed policy requires an application to be completed. The applicant must meet detailed specifications for the request to be considered. If the applicant meets the specifications, a complete evaluation will then need completed by a Professional Engineer at the expense of the applicant. Discussion ensued regarding if overlay districts should be exempt from policy. A timeframe of one year between requests is suggested for repetitive requests unless something substantial occurs.

With no further business to discuss, the meeting adjourned. The next meeting of the City of Findlay Traffic Commission will be held on June 17, 2013, 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

Lydia Mihalik, Mayor

POLICE DEPARTMENT

Gregory R. Horne, Chief of Police
318 Dorney Plaza, Room 207 • Findlay, OH 45840
Phone: 419-424-7194 • Fax: 419-424-7296
www.findlayohio.com

June 14, 2013

The Honorable Council:

A check of the records of this office shows no criminal record on the following:

Michael J. Gardner

319 S. Main Street, Findlay, Ohio 45840.

Sincerely,

Gregory R. Horne
Chief of Police

NOTICE TO LEGISLATIVE
AUTHORITY

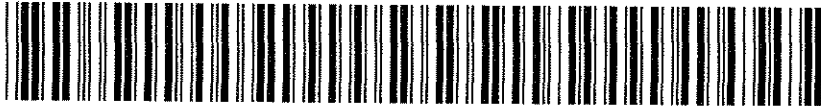
OHIO DIVISION OF LIQUOR CONTROL
6606 TUSSING ROAD, P.O. BOX 4005
REYNOLDSBURG, OHIO 43068-9005
(614)644-2360 FAX(614)644-3166

TO

30527880005 <small>PERMIT NUMBER</small>		TFOL <small>TYPE</small>	MICHAEL J GARDNER 319 S MAIN ST FINDLAY OH 45840
06	01	2012 <small>ISSUE DATE</small>	
06	11	2013 <small>FILING DATE</small>	
D5 <small>PERMIT CLASSES</small>			
32	044	A	F09954 <small>RECEIPT NO.</small>

FROM 06/13/2013 SAFEKEEPING

73169580005 <small>PERMIT NUMBER</small>			REVOLVER LLC DBA REVOLVER 110 E SANDUSKY ST & 419 S MAIN ST REAR PATIO ONLY FINDLAY OHIO 45840
06	01	2012 <small>ISSUE DATE</small>	
06	11	2013 <small>FILING DATE</small>	
D5 <small>PERMIT CLASSES</small>			
32	044		



MAILED 06/13/2013

RESPONSES MUST BE PDSTMARKED NO LATER THAN. 07/15/2013

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES **A TFOL 3052788-0005**

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT
THE HEARING BE HELD IN OUR COUNTY SEAT. IN COLUMBUS.

WE DO NOT REQUEST A HEARING.

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title)- Clerk of County Commissioner

(Date)

Clerk of City Council

Township Fiscal Officer

CLERK OF FINDLAY CITY COUNCIL
MUNICIPAL BLDG RM 114
318 DORNEY PLAZA
FINDLAY OHIO 45840-3346



June 14, 2013

Findlay City Council
114 Municipal Building
Findlay, OH 45840

RE: CDBG- City of Findlay Fair Housing

Honorable Members of Council:

The Hancock Regional Planning Commission is preparing the annual Fair Housing contract for The Hope House. Fair Housing program services is a requirement under the Ohio Department of Developments CDBG program. HRPC will be preparing the yearly contract and submitting it to Mayor Lydia Mihalik for approval. The Hope House will be compensated \$3,000 for fiscal year 2013-2014 for implementing the Fair Housing program within the City of Findlay.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Aleta Foust', is written over a horizontal line.

Aleta Foust

**FINDLAY CITY COUNCIL
CARRY-OVER LEGISLATION
June 18, 2013**

2013-030
(Wagner alley vacation)

Second reading

AN ORDINANCE VACATING A CERTAIN ALLEY (HEREINAFTER REFERED TO AS WAGNER ALLEY VACATION) IN THE CITY OF FINDLAY, OHIO.

2013-031
(Reichenbach rezone)

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 REICHENBACH REZONE) WHICH PREVIOUSLY WAS ZONED "C2 GENERAL COMMERCIAL DISTRICT" TO "C3 DOWNTOWN COMMERCIAL".

2013-032, AS AMENDED
(Houtz ROW vacation)

Second reading

AN ORDINANCE VACATING A PORTION OF THE MORRICAL BOULEVARD RIGHT-OF-WAY BETWEEN OLNEY AVENUE AND LIMA AVENUE IN THE CITY OF FINDLAY, OHIO.

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

JUNE 18, 2013

THE FOLLOWING IS THE NEW LEGISLATION TO BE PRESENTED TO THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO, AT THE TUESDAY, JUNE 18, 2013 MEETING.

RESOLUTIONS

020-2013 A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, HANCOCK COUNTY, STATE OF OHIO TO EXECUTE AN AGREEMENT WITH FINDLAY HOPE HOUSE FOR THE HOMELESS, INC. TO PROVIDE FAIR HOUSING SERVICES FOR RESIDENTS OF THE CITY OF FINDLAY BEGINNING SEPTEMBER 1, 2013.

ORDINANCES

2013-034 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

RESOLUTION NO. 020-2013

A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF FINDLAY, HANCOCK COUNTY, STATE OF OHIO TO EXECUTE AN AGREEMENT WITH FINDLAY HOPE HOUSE FOR THE HOMELESS, INC. TO PROVIDE FAIR HOUSING SERVICES FOR RESIDENTS OF THE CITY OF FINDLAY BEGINNING SEPTEMBER 1, 2013.

WHEREAS, the City of Findlay receives Community Development Block Grant (CDBG) funds administered by the State of Ohio, Ohio Department of Development, Office of Housing and Community Partnerships, and;

WHEREAS, the Federal Government requires local government recipients of CDBG funds to provide certain fair housing services, and;

WHEREAS, Findlay's fiscal year 2013 CDBG Program includes the provision for Fair Housing Services for residents within the City of Findlay, and;

WHEREAS, the Findlay Hope House for the Homeless, Inc. has agreed to provide such services for an annual fee of three thousand dollars (\$3,000), and;

WHEREAS, an agreement outlining the scope of services has been prepared.

THEREFORE, BE IT RESOLVED by the Council of the City of Findlay, State of Ohio, the majority of all members thereof concurring:

SECTION 1: That the Mayor of the City of Findlay, Ohio, be and he is hereby authorized to execute said agreement for Fair Housing Services on behalf of the City, and that such agreement shall have an effective date of September 1, 2013.

SECTION 2: This Resolution 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. 2013-034

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:	General Fund (Wal-Mart Grant)	\$ 1,000.00	
TO:	Fire Department #21014000-other		\$ 1,000.00
FROM:	General Fund	\$ 305.00	
TO:	General Funds (GovDeals proceeds)		\$ 350.00

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to appropriate said funds so that smoke detectors may be purchased from funds received from the Wal-Mart Foundation, and so that funds received from items sold on GovDeals.com may be used within the N.E.A.T. Department,

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 _____