

FINDLAY CITY COUNCIL AGENDA

REGULAR SESSION

July 2, 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 July 2, 2013 Regular Session City Council meeting minutes.

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

PROCLAMATION – none.

RECOGNITION/RETIREMENT RESOLUTIONS:

RESOLUTION NO. 021-2013

First reading

(2013 Findlay Hall of Fame & Citizen of the Year recipients)

A RESOLUTION COMMENDING JIM WOODWARD FOR BEING SELECTED AS THE RECIPIENT OF THE 2013-2014 FINDLAY CITIZEN OF THE YEAR AWARD, AS WELL AS 2013-2014 FINDLAY HALL OF FAME NOMINEES LORI NUNEMAKER, DANIEL CLINGER, MARY WALSH, AND RYAN KIDWELL.

WRITTEN COMMUNICATIONS – none.

ORAL COMMUNICATIONS – none.

PETITIONS:

City Auditor Jim Staschiak – status of Darway annexation

The annexation documents for the Darway annexation have been in the Auditor's Office for the required 60 days. This is being petitioned by Philip L. Rooney, Esq., agent for the petitioners. Needs to be referred to City Planning Commission and Planning & Zoning Committees.

REPORTS OF MUNICIPAL OFFICERS AND MUNICIPAL DEPARTMENTS:

Hancock Regional Planning Commission Agenda – June 19, 2013, **Hancock Regional Planning Commission Minutes** – May 15, 2013.

City Planning Commission minutes – June 13, 2013 (includes the 6/13/13 Staff Report that was presented at the 6/18/13 City Council meeting; agenda – July 11, 2013.

Findlay City Board of Health minutes – May 15, 2013.

Council President Pro-Tem Randy Ward – Councilman Russel replace former Councilman Collette on subcommittees

Council President Pro-Tem Ward is requesting Council's approval for Councilman Russel to replace all committee assignments that were held by Councilman Collette for the remainder of this term which ends December 31, 2013.

Director of Law Donald Rasmussen – funds for Fire and Police Department labor services

The City's Fire and Police Departments labor services fund is short on funds. An appropriation of funds is requested to replenish the funds and pay for May 2013 services and potential legal counsel services during the third and fourth quarters of 2013 for contract negotiations. An appropriation of twenty-five thousand dollars (\$25,000.00) is requested from the General Fund to the Law Director #21005000-441402 (Fire and Police labor services) account. Ordinance No. 2013-036 was created.

FROM:	General Fund	\$ 25,000.00
TO:	Law Director #21005000-441402 (Labor Fire & Police)	\$ 25,000.00

N.E.A.T. Departmental Activity Report – May 2013.

Service-Safety Director Paul Schmelzer – Greenwood Street Improvements (OPWC & CDBG FY 2010), Project No. 32502200

Additional funding is needed to cover costs related to in-house design and for inspection that are not reimbursed by grant funding from OPWC and CDBG to accomplish the closeout process of this project. An appropriation of funds is needed in order to finalize the closeout. Total project cost was three hundred seventy-six thousand four hundred thirty-nine dollars (\$376,439.00). Legislation to appropriate funds is requested. Ordinance No. 2013-038 was created.

FROM:	CIT- Capital Improvements	\$ 2,009.51
TO:	Greenwood Street Improvements Project No. 32502200	\$ 2,009.51

COMMITTEE REPORTS:

The **PLANNING & ZONING COMMITTEE** to whom was referred a request from Sue Read to vacate the alley running between Ash Avenue and Prospect Avenue dividing lots 2370 and 2369, and between 2345 and 2346.
We recommend approval of the alley vacation. Ordinance No. 2013-037 was created.

The **PLANNING & ZONING COMMITTEE** to whom was referred a request from Jim Heck to add second story balconies that would face south on the 612 South Main Street apartments.
We recommend approval and owner shall contact the Zoning Officer for permit.

LEGISLATION:

RESOLUTIONS

RESOLUTION NO. 021-2013
see page 1

RESOLUTION NO. 022-2013 (NO PO) **First reading**
A RESOLUTION APPROVING THE EXPENDITURES MADE BY THE AUDITORS OFFICE ON THE ATTACHED LIST OF VOUCHERS WHICH EITHER EXCEED THE PURCHASE ORDER OR WERE INCURRED WITHOUT A PURCHASE ORDER EXCEEDING THE STATUTORY LIMIT OF THREE THOUSAND DOLLARS (\$3000.00) ALL IN ACCORDANCE WITH OHIO REVISED CODE 5705.41(D).

RESOLUTION NO. 023-2013 (Pat Wright retirement) **First reading**
A RESOLUTION COMMENDING PATRICIA WRIGHT FOR THE EXCELLENCE OF HER SERVICES TO THE CITY OF FINDLAY, OHIO.

ORDINANCES

ORDINANCE NO. 2013-030 (Wagner alley vacation) **Third 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) **Third 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) **Third 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.

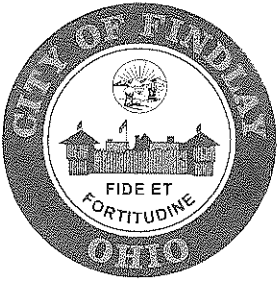
ORDINANCE NO. 2013-036 **First reading**
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

ORDINANCE NO. 2013-037 (Read alley vacation) **First reading**
AN ORDINANCE VACATING A CERTAIN ALLEY (HEREINAFTER REFERED TO AS READ ALLEY VACATION) IN THE CITY OF FINDLAY, OHIO.

ORDINANCE NO. 2013-038 **First reading**
AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

UNFINISHED BUSINESS

OLD BUSINESS
NEW BUSINESS



AUDITOR'S OFFICE

318 Dorney Plaza, Room 313
Findlay, OH 45840-3346
Telephone: 419-424-7101 • Fax: 419-424-7866
www.findlayohio.com

JIM STASCHIAK II
CITY AUDITOR

July 1, 2013

The Honorable Council
Findlay, Ohio

SUBJECT: ANNEXATION PETITION FOR TERRITORY PROPOSED TO BE ANNEXED TO THE CITY OF FINDLAY, OHIO, SITUATED IN THE TOWNSHIP OF LIBERTY, COUNTY OF HANCOCK AND STATE OF OHIO; AND KNOWN AS BEING PART OF SECTION 11, T1N, R10E, A TRACT OF LAND CONSISTING OF 3.833 ACRES OF LAND MORE OR LESS ; KNOWN ADMINISTRATIVELY AS THE "DARWAY ANNEXATION"

Dear Council Members:

The annexation documents for the above referenced property have been in the Auditor's Office for the required 60 days. This is the Darway Annexation. Philip L. Rooney, Esq. is the agent for the petitioners. I am now forwarding all the subject documents to the Council Clerk for Council's action.

Respectfully submitted,

Jim Staschiak II
City Auditor

Municipal Building
June 19, 2013 7:30 pm

NOTE: PUBLIC PRESENTATIONS REGARDING AGENDA
ITEMS WILL BE LIMITED TO FIVE MINUTES

HANCOCK REGIONAL PLANNING COMMISSION
AGENDA

CALL TO ORDER

- Approval of minutes from May 15, 2013

Herb Stump

APPROVAL OF EXPENDITURES

Jody O'Brien

FINANCIAL REPORT

Jody O'Brien

COMMITTEE REPORTS

- **Executive Committee**
Meeting held June 7, 2013
- **Subdivision Review Committee**
Meeting held June 11, 2013

Herb Stump

Mike Couchot

Final Plat of Saltzman Estates
Final Plat of Glenmar Subdivision 1st Addition
Preliminary Plan of Somerset Park 1st – 3rd Additions

OLD BUSINESS

NEW BUSINESS

COMMISSIONER'S REPORT

CITY REPORTS

City Representatives

VILLAGE REPORTS

Village Representatives

TOWNSHIP REPORTS

Township Representatives

STAFF REPORTS

OTHER - Any other business which may lawfully be considered.

ADJOURNMENT

**HANCOCK REGIONAL PLANNING COMMISSION
MINUTES**

MEMBERS PRESENT: Herb Stump, Bob Nichols, Jim Ferguson, Todd Garlock, Jerry Wolford, Dennis McPheron, Mike Couchot, Dan Clinger, Sally Fitzgerald, Dave Trisel, Christie Ranzau, Don Bledsoe, Fred Rodabaugh, Eric Keckler, Ray Scholes,

MEMBERS ABSENT: Eldon Betts, Jeff Walton, Jody O'Brien, Lydia Mihalik, Joan Kagy, Brian Robertson, George Walton,

STAFF PRESENT: Matt Cordonnier, Judy Scrimshaw

GUESTS: Dan Stone, James Koehler II, James Koehler

Pledge of Allegiance

CALL TO ORDER

President Herb Stump called the meeting to order at 7:30 p.m.

APPROVAL OF MINUTES

D. Clinger made a motion to accept the minutes of the April 17, 2013 meeting as presented. D. McPheron seconded the motion. Motion passed with one abstention. 14-0-1.

EXPENDITURES

H. Stump presented the expenditures for April, 2013. T. Garlock made a motion to approve the expenditures and D. Bledsoe seconded the motion. Motion passed 15-0-0

FINANCIAL REPORTS

H. Stump then directed the members to look at the Financial Report. Accounts look very good right now.

With no questions, the report was accepted.

COMMITTEE REPORTS

EXECUTIVE COMMITTEE

A meeting was held on May 3, 2013. Monthly expenses were reviewed.

R. Scholes presented the idea of creating a committee for the purpose of creating an HRPC Strategic Plan. R. Scholes was appointed to organize the effort.

After discussing the candidates that had been interviewed for the Director position, the Committee voted to appoint Matt Cordonnier as Director. B. Nichols commended R. Scholes for an excellent job of organizing the interview process and setting up all the meetings.

M. Cordonnier gave a brief update on the current Staff.

SUBDIVISION REVIEW COMMITTEE

There was only one item on the agenda, The Preliminary Plat of the Woods at Hillcrest 8th, 9th and 10th Additions. The developer is proposing a three phase continuation of the subdivision north and west of the existing platted subdivision. There are 90 new lots proposed.

M. Couchot reported that after some discussion, the Committee moved to approve the Preliminary Plat with the following conditions:

- Engineers approval of the method of detention and calculations
- Installation of a stub street to the northern land labeled as "Future Development"

J. Koehler II spoke to the Board. He stated that he does not see the need for the stub into the other land to the north. He said that there are not that many lots to be served by this and that there would have to be a bridge built across the creek. This would be expensive and a maintenance concern for the Township in the future. He would agree to a possible foot bridge to allow residents to cross. He does own the land to the north now, but what if he sold it to someone else? Ownership does not factor into the provision of the street stub. Any vacant potential developable land which abuts a new subdivision is required to have such a future connection.

D. Stone stated that the ditch will be used as the drainage course for everything south of the creek. The land currently drains in that direction. They plan to expand on both sides of the ditch for additional capacity.

H. Stump spoke against using this ditch. He replied that more water added from homes and blacktop will cause flooding for everyone to the south that has this crossing their land. He would be one of them. T. Garlock replied that if the detention is done correctly, there should not be any harm to adjoining land downstream.

It was asked who would maintain the detention. J. Koehler II replied that it would be in the Deed Restrictions and an association would be formed. D. Stone stated that he thought the City was starting to take on some of these maintenance issues. They could certainly place provisions in the Covenants for a government entity to access the property for maintenance.

T. Garlock made a **motion to accept the Committee report and approve the**

Preliminary Plat of the Woods at Hillcrest 8th, 9th and 10th with the conditions recommended.

- **Engineers approval of the method of detention and calculations**
- **Installation of a stub street to the northern land labeled as "Future Development"**

D. Bledsoe seconded the motion. Motion passed 12-1-2.

OLD BUSINESS

None

NEW BUSINESS

None

COMMISSIONERS REPORT

None

CITY REPORTS

FINDLAY

B. Nichols reported that the City has been negotiating with the Police and Fire unions. The Police contract went well, but there is a lot on contention with the Fire contract negotiations.

FOSTORIA

E. Keckler stated that he had been in Columbus with the House Judiciary Committee regarding the consolidation of the Tiffin and Fostoria Courts. This will save Fostoria \$200,000 per year.

The City has three (3) of its five (5) union contracts up for negotiation this year. One is completed and the Police and Fire are yet to come.

The City held a Glass Pageant competition recently. They crowned a Glass Queen. The Glass Festival will be held July 19-20, 2013.

SCHOOLS

D. McPherson reported that the renovations in the north wing of FHS have started. The connector between Millstream and FHS will begin soon. The visitor entrance renovation at Donnell Stadium will be starting in June. Football teams will now have locker rooms in the Middle School building.

On Sunday, May 19 from 1-3 p.m. there will be open houses at the three (3) new buildings.

The Administrative offices will be moving to the former Washington School building soon also. Those students will be dispersed into three of the elementary buildings in the north end. There will be some pre-school classes in the Administration building also.

VILLAGE REPORTS

Bluffton

F. Rodabaugh reported that the Village continues to work on their waterline projects. The first phase of street paving is complete. They approved the Engineering of new waterlines.

TOWNSHIP REPORTS

H. Stump reported that the phone calls have started coming in after an article in the Courier. A former church building on CR 95 is being looked at for a potential drug, alcohol rehab facility. H. Stump stated that zoning will not permit the use.

STAFF REPORTS

A list of projects that Staff is working on is included in the meeting packet.

DIRECTOR REPORT

M. Cordonnier reported that we have two (2) interviews scheduled tomorrow and one (1) on Friday for the planner position. We received approximately 36 applications from all parts of the country.

The new HMGP (Hazard Mitigation Grant Program) application will be submitted tomorrow.

We have an intern from UT beginning next week. We will have him start a study of the County Access Management Regulations. He will compare with other communities, analyze the variance requests we have had and come up with proposed changes. He needs to work on a project for 300 hours and his time is at no cost to HRPC.

R. Scholes asked where the CRA (Community Reinvestment Area) project stood. M. Cordonnier replied that we have had meetings with Planning & Zoning (P & Z) and a Committee of the Whole. The process is back to P & Z again. He would like to invite the Economic Development folks, the County Auditor and City Auditor to the next meeting for some final feedback. The only part that really needs worked out now is the boundary.

R. Scholes asked if there are any other CRA's in the County. Matt replied no and that it is not available to rural areas. Villages may be able to create one. R. Scholes asked if we should perhaps inform the Villages that such a thing is out there for them. M. Cordonnier replied that we could certainly do that.

ADJOURNMENT

There being no further business for the Board the meeting was adjourned at 8:15.

NOTICE OF MEETING

WHAT: SUBDIVISION REVIEW COMMITTEE

WHEN: TUESDAY, JUNE 11, 2013

WHERE: HRPC Offices
3rd Floor Municipal Building
Conference Room behind 3rd floor break room

TIME: 4:00 P.M.

To date we have three items for you:

1. FINAL PLAT OF SALTZMAN ESTATES

This is a proposed two lot residential subdivision located off the south end of Wanda Way in Section 19 of Allen Township. The land is unzoned.

The applicant owns a 12.466 acre flag lot at the south end of Wanda Way. Wanda Way is a private street in the Huffman Estates Subdivision. He wishes to split the lot into a 7.103 acre and 5.363 acre parcel. A recorded easement of access through Lot #1 will be the only means of accessing Lot #2.

2. FINAL PLAT OF GLENMAR SUBDIVISION 1ST ADDITION

This is a residential subdivision located off the west side of CR 140 in Section 3 of Liberty Township. The land is zoned PUD (Planned Unit Development).

The preliminary plat was approved by HRPC on March 20, 2013.

3. PRELIMINARY PLAT OF SOMERSET PARK 1ST-3RD ADDITIONS

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. The proposed development will contain 24 building lots.

The last preliminary plat which was approved by HRPC was filed in 2006.

NOTE: PLEASE CALL THE OFFICE AND LET US KNOW IF YOU WILL NOT BE ABLE TO ATTEND THE MEETING. 419-424-7094

Municipal Building
3rd Floor Conference Room 2
June 11, 2013

**HANCOCK REGIONAL PLANNING COMMISSION
SUBDIVISION REVIEW COMMITTEE MINUTES**

MEMBERS PRESENT: Mike Couchot, Todd Garlock, Dan Clinger, Lindsay Summit,
Colin Hagen, Joe Shrider

STAFF: Judy Scrimshaw

GUESTS: Nick Nigh, Tim Saltzman, Tony Scanlon, John Vorst, Dan
Stone, Dr. Phil Havens

The meeting was opened at 4:00 p.m. by Mike Couchot.

The first item on the agenda was a **FINAL PLAT OF SALTZMAN ESTATES.**

This is a proposed two lot residential subdivision located off the south end of Wanda Way in Section 19 of Allen Township. The Township is not zoned.

The applicant owns a 12.466 acre flag lot at the south end of Wanda Way. Wanda Way is a private street in the Huffinan Estates Subdivision. He wishes to split the lot into a 7.103 acre and 5.363 acre parcel. A recorded easement of access through Lot #1 will be the only means of accessing Lot #2.

T. Saltzman explained that he and his brother had purchased the land together. They have already constructed a concrete bridge over the creek to access the other side. He intends to build his own home soon and his brother may build also in a couple of years. The two share maintenance of the bridge.

L. Summit questioned if the acreage of the 5.363 acre parcel included the creek and any easements. N. Nigh replied that it did include those. She explained that if the parcel had over 5 "useable" acres, the Health Department would just issue a permit, however, it once those items were removed it fell under 5 acres then an evaluation would be required. T. Saltzman stated that if necessary he could adjust his lot to increase the size of the 5+ acres or they would just have an evaluation done and possibly split the cost. L. Summit reminded him that the evaluation is only good for one year, so they could end up having to pay again if a permit is not taken out during that time.

J. Shrider questioned the location of utility easements on the parcel. N. Nigh explained that he only included most of those because it is a requirement of the Subdivision Regulations. J. Shrider stated that there is service running along the west side of Wanda Way. T. Saltzman stated that they would run their services down the easement area which comes off the end of the street.

There was discussion of the state of Wanda Way. The street has never been paved as should have been to meet regulation requirements. J. Scrimshaw reported that Mr. Huffinan had come in with a preliminary plat in 2009 after he had acquired the parcel off the south end of Wanda Way. He was proposing another private street and lots in the area that Mr. Saltzman now owns.

HRPC made it a condition of approval of the new preliminary plat that he paves Wanda Way. He never pursued a final plat. J. Scrimshaw stated that she had communication with a lot owner in Huffman Estates last year and spoke with S. Wilson and C. Land regarding the issue. It seemed to be Ms. Land's opinion that the property owners should pursue this as a civil matter. We hope from now on that the proper bonds will be posted in private street situations and this will not occur again.

M. Couchot made a motion to approve the Preliminary Plat of Saltzman Estates.

L. Summit seconded the motion.

Motion passed with one abstention 5-0-1.

The second item on the agenda was the **FINAL PLAT OF GLENMAR SUBDIVISION 1ST ADDITION.**

This is a residential subdivision located off the west side of CR 140 in Section 3 of Liberty Township. The land is zoned PUD (Planned Unit Development). The preliminary plat was approved by HRPC on March 20, 2013.

T. Scanlon talked regarding the subdivision. He had obtained a copy of the Staff Report for this Thursday's City Planning Commission meeting. He noted three items that were given as conditions of approval by the City. The first was that if the stub street is not improved that there be requirements for the maintenance. Another was the 2' buffer lot at the end of the stub. And the third was to remove Proposed from the right of way line on CR 140. He stated that he had already removed the word "proposed" from the plat.

He had had some discussion with Paul Schmelzer in regard to the buffer strip and unimproved right of way. The City is not on board with this concept. He stated that he had found a plat from the Toledo area wherein such a buffer was used. The lot was listed as owned by the County Commissioners. In this way a government entity would have control on how the adjoining development occurred.

T. Scanlon also stated that in the approval of the PUD with Liberty Township, they had denied the rolled curb on the street so they would now be straight curb. They had also requested that the pavement on the eyebrow of the island curve have a reduced pavement width of 16 feet. They also had him label the island area as a Common Area lot so that the homeowners association would be responsible for its maintenance.

T. Garlock made a motion to approve the Final Plat of Glenmar Subdivision 1st Addition.
M. Couchot seconded the motion. A note was made to be sure the County Engineer collects bonds for the streets.

Discussion occurred regarding phases of construction. T. Scanlon wanted to clarify that he only had to bond each portion as he moved to construction. T. Garlock stated that if he is final platting and recording everything shown on this drawing, then he has to bond all the improvements as proposed. Once the plat is recorded any of the lots can be transferred. What if

someone purchases a lot at the opposite end of the plat from where you start and has no street to drive on? If they only wish to bond and construct a phase at a time, they should only record that phase. The developer can break this up into whatever portions he wishes as phases. J. Scrimshaw noted since the Committee is on board with approving the layout as it stands, if a "phase" could be prepared for next week's Board meeting we could consider that. He cannot change the lot sizes or configuration in any way without going back to the Township because they approved this layout as his PUD. He would have to amend that with the Township or he may not be able to obtain building permits.

It was noted that the curb of Andrew Jackson Lane will be constructed across the right of way for the "future street". It was asked if and when this stub would need to be built to access the land to the south, would the developer of that land be responsible for paying for the construction? It would seem to be more to their benefit.

T. Garlock stated that he would want to **amend his motion to include some notations**. Those include:

- Submittal of a revised Phase I for final platting
- Note that the Committee is in favor of the buffer lot
- The unimproved right of way can remain with the curb constructed across it
- Proper bonds will be posted with the County Engineer for roadways
- There will be something in the covenants and restrictions for maintenance of the unimproved stub street

M. Couchot seconded the revised motion.

Motion passed 6-0-0.

The final item on the agenda was the **PRELIMINARY PLAT OF SOMERSET PARK 1ST - 3RD ADDITIONS**.

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. The proposed development will contain 24 building lots. The last preliminary plat which was approved by HRPC was filed in 2006.

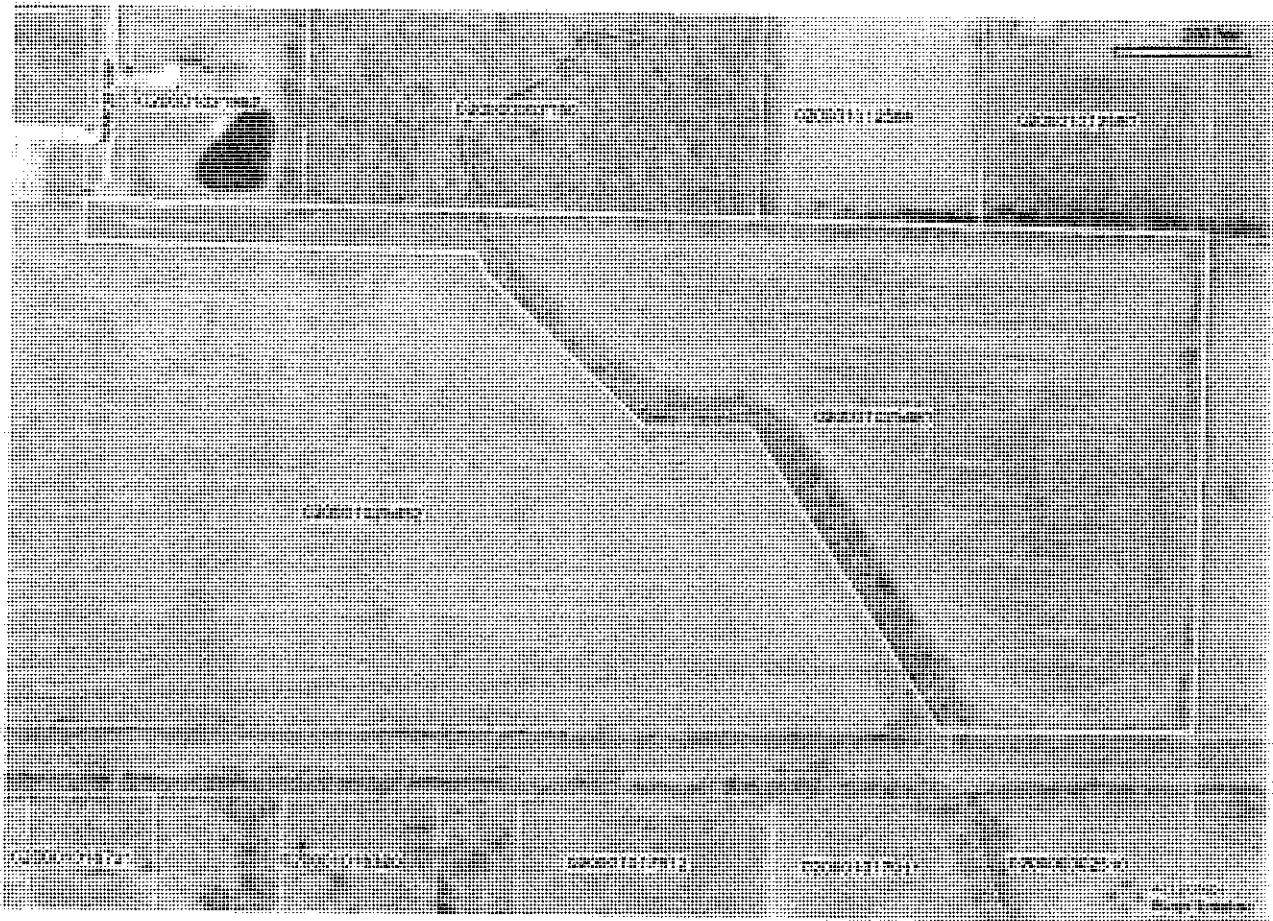
D. Stone explained that this is a continuation of the Somerset Subdivision. All utilities are installed. All detention will be handled by the existing pond. The layout is pretty much the same as on prior plats. The first two phases may be final platted together. Phase I is off the end of Silver Lake Drive and Phase II is off the end Still Waters Drive.

There were some questions on some of the abutting parcels. They discussed locations of other homes in the area.

D. Clinger moved to **approve the Preliminary Plat of Somerset Park**. M. Couchot seconded. **Motion carried 6-0.**

There being no further business for the Committee, the meeting adjourned at 5:15.

Hancock County GIS

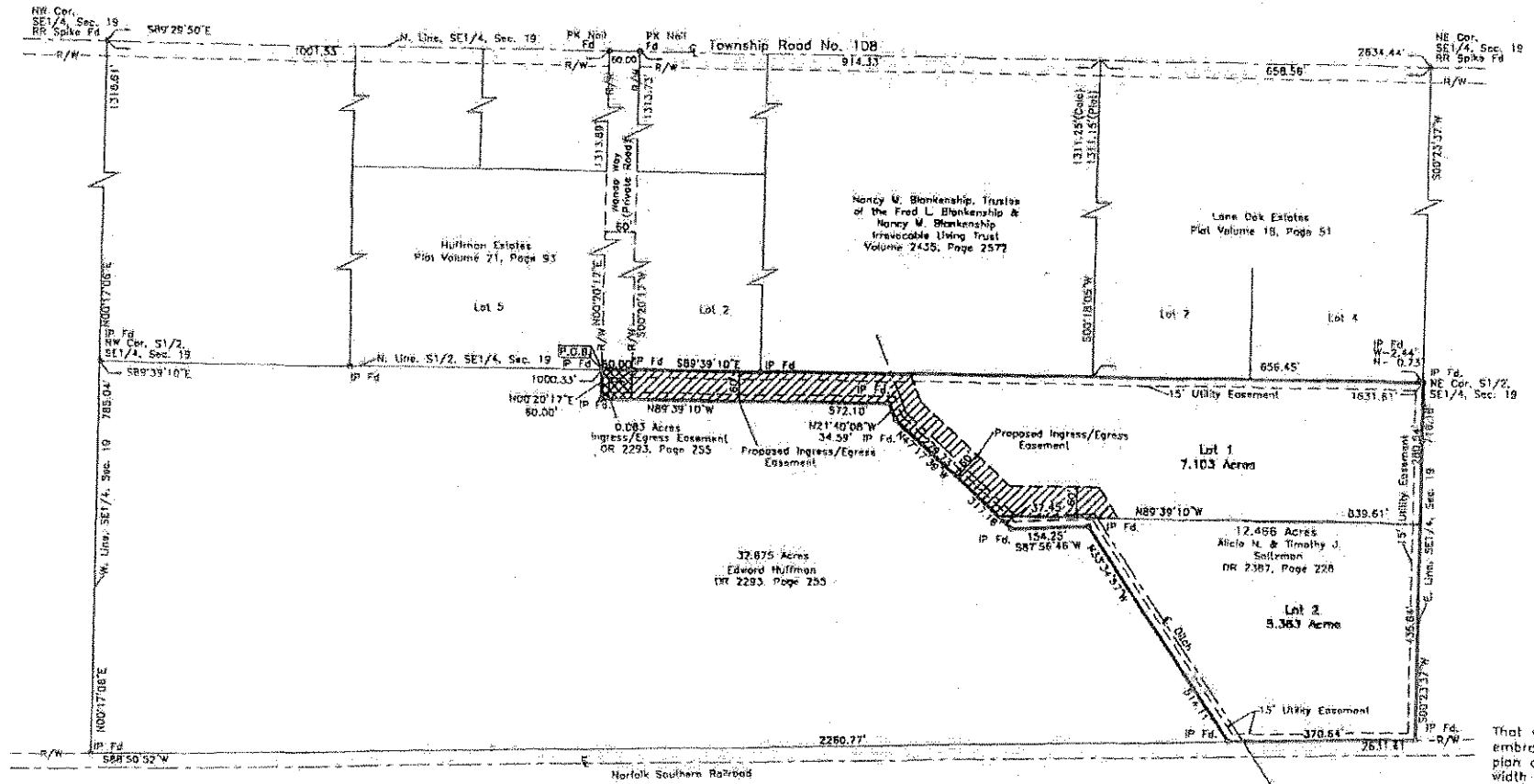


Notes

SALTZMAN ESTATES	▣
2 LOT SUBDIVISION	
ALLEN TOWNSHIP	

Subdivision Plat for SALTZMAN ESTATES

Being part of the S1/2 of the SE1/4 of Section 19,
T2N, R11E, Allen Township, Hancock County, Ohio
12.466 Acres



That we, the
 plan and sur-
 vey width shown
 hereby create,
 on the plat fi-
 Witness my ha-

- 1) _____
- 2) _____

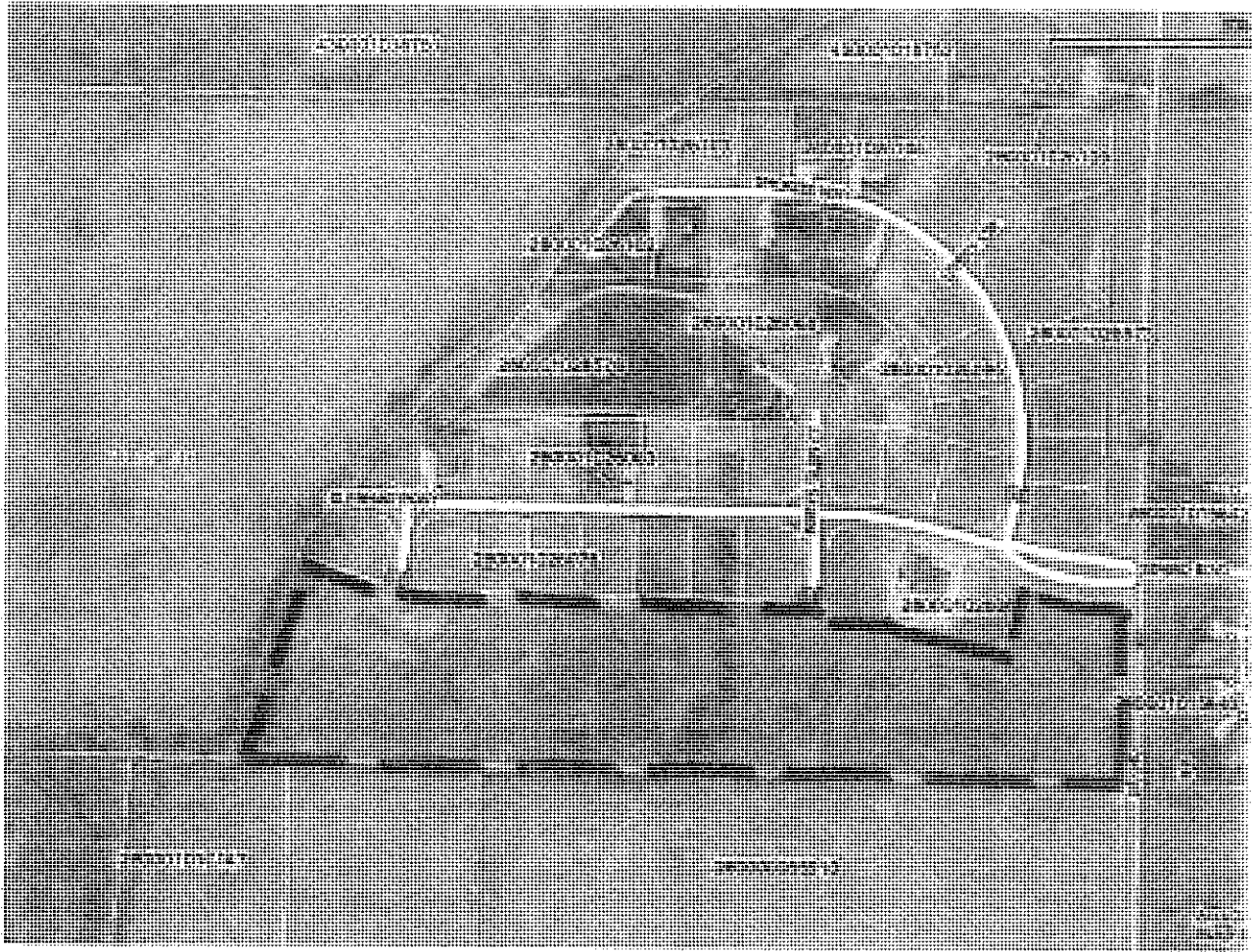
[Print](#) | [Back](#)

Hancock County GIS



Notes

Hancock County GIS



Notes

FINAL PLAT #FP-04-2013	.b
GLENMAR SUBDIVISION 1ST ADDITION	.b
	.b
	.b

FINAL PLAT Glenmar Subdivision - First Addition

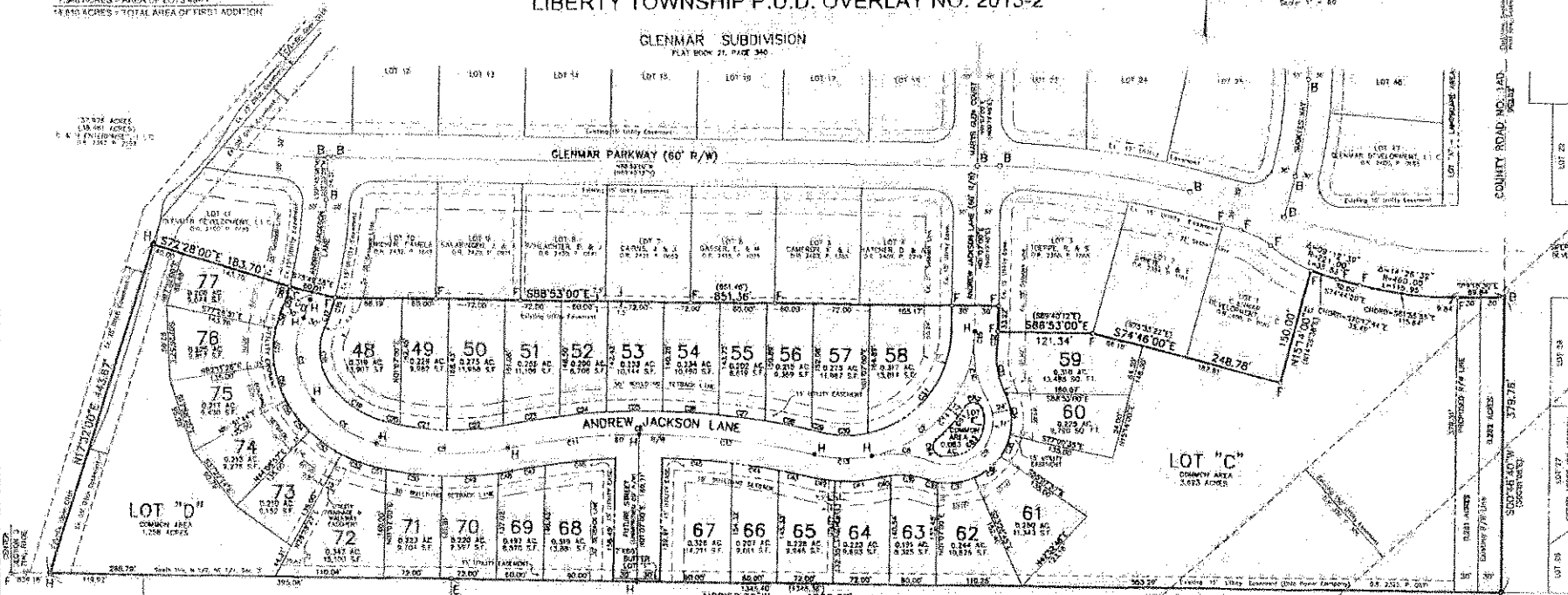
14.810 ACRES

PART OF THE N 1/2, NE 1/4, SEC. 3, T14N, R10E
LIBERTY, TOWNSHIP, HANCOCK COUNTY, OHIO

LIBERTY TOWNSHIP P.U.D. OVERLAY NO. 2013-2

ACREAGE SUMMARY - FIRST ADDITION
 0.267 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")
 0.900 ACRES - COMMON AREA (LOT "F" - BUFFER LOT)
 7.346 ACRES - AREA OF LOTS 48-77
 14.810 ACRES - TOTAL AREA OF FIRST ADDITION

GLENMAR SUBDIVISION
PLAT BOOK 21, PAGE 340



1.40 ACRES
MORAN MORGAN & SON TRUST
BY 2134, P. 032

12.448 ACRES
BROWN SARCOVA & SON TRUST
BY 2134, P. 032

ZONING DISTRICT
R1 ONE-FAMILY RESIDENTIAL

PLANNED UNIT DEVELOPMENT OVERLAY INFORMATION
 PROPOSED LOTS = 81
 TOTAL AREA = 14.810 ACRES
 PROPOSED DENSITY = 7.0 LOTS/ACRE
 (30 LOTS / 14.810 ACRES = 2.03 LOTS/ACRE)
 MODERN YARD SETBACKS
 FRONT - SEE PLAT, SIDE - R, REAR - 30'
 MINIMUM FLOOR AREA = 1,800 SQ. FT.
 MAXIMUM % LOT COVERAGE = 35%

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 8, page 087 (April 1892); Survey Record Volume 9, page 309 (March 1896); Survey Record Volume 9, page 50 (April 1892) (Hancock County Engineers Office).
5. Deed references: Official Record Volume 2292, page 2598 (Official Record Volume 2432, page 0578); Official Record Volume 2434, pages 0560 & 0565.

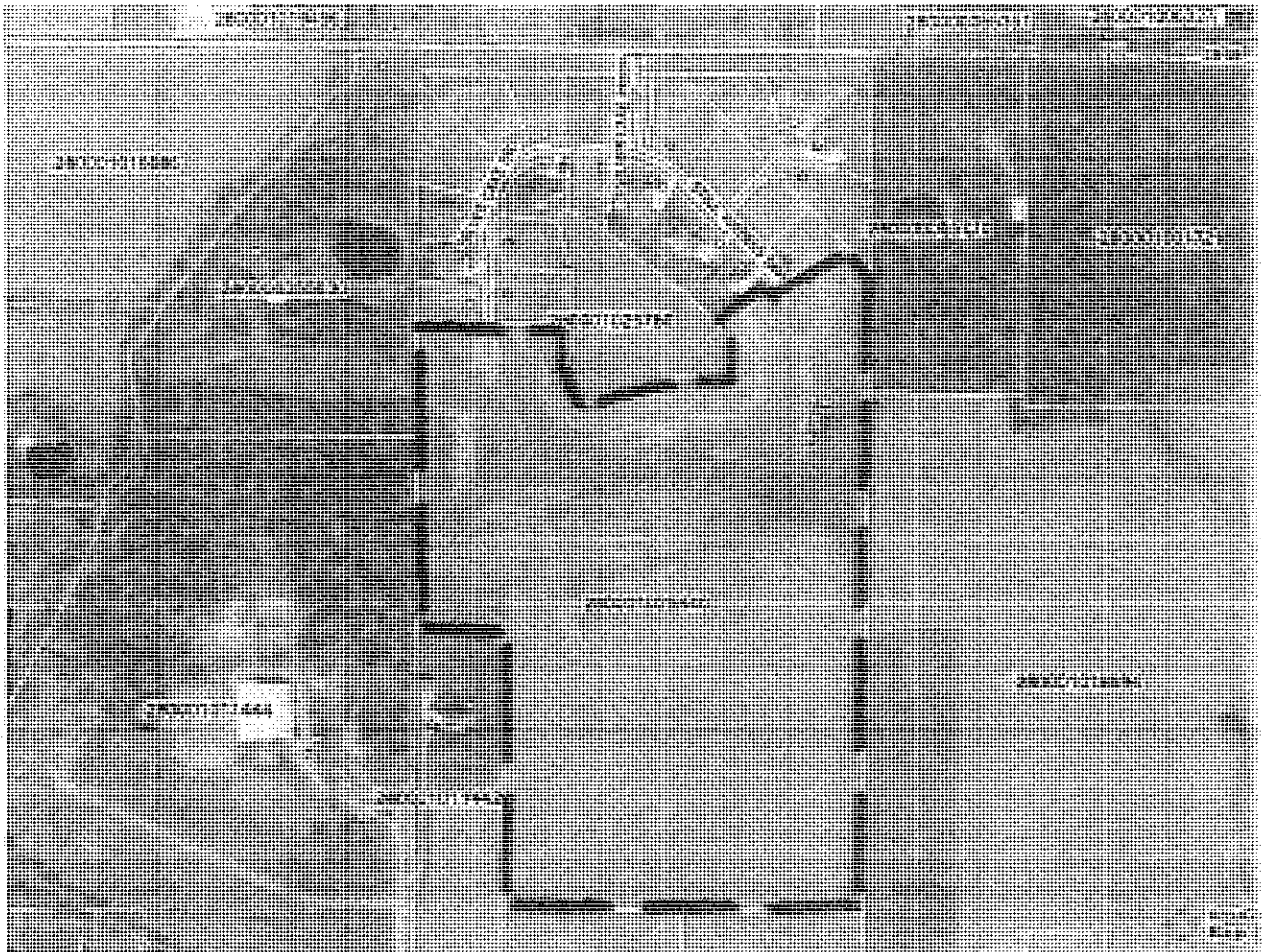
LEGEND

- X. Found Hancock County monument box 4.71" dia. iron rod.
- B. Found 1" dia. iron rod monument with aluminum cap.
- C. Found Hancock County monument box 4.71" dia. iron rod 1.4" north and 0.75" east of corner as established.
- W. Found Hancock County monument box 4.71" dia. iron rod at southeast corner Section 34, T24N, R10E, used for north line Section 3, T14N, R10E.
- F. Found 1.75" dia. iron rod.
- F. Found 3/8" dia. iron rod w/ferrous cap stamped Krohn & Associates.
- G. Set 1" dia. X 30" long iron rod monument w/aluminum cap stamped Blanchard Design Associates, P36462. Found PK rod 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, P36402.

OWNER/SUBDIVIDER/DEVELOPER G & W Enterprises, L.L.C.
315 W. Sandusky Street
Piquette, Ohio 45660

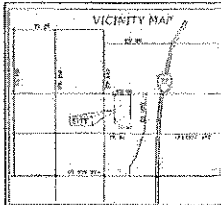
ENGINEER/SURVEYOR/PLANNER Blanchard Design Associates, Inc.
ENGINEERS/SURVEYORS/PLANNERS
1916 N. Blanchard St., P.O. Box 246
Findlay, Ohio 45840
DATE: MAY 16, 2013

Hancock County GIS



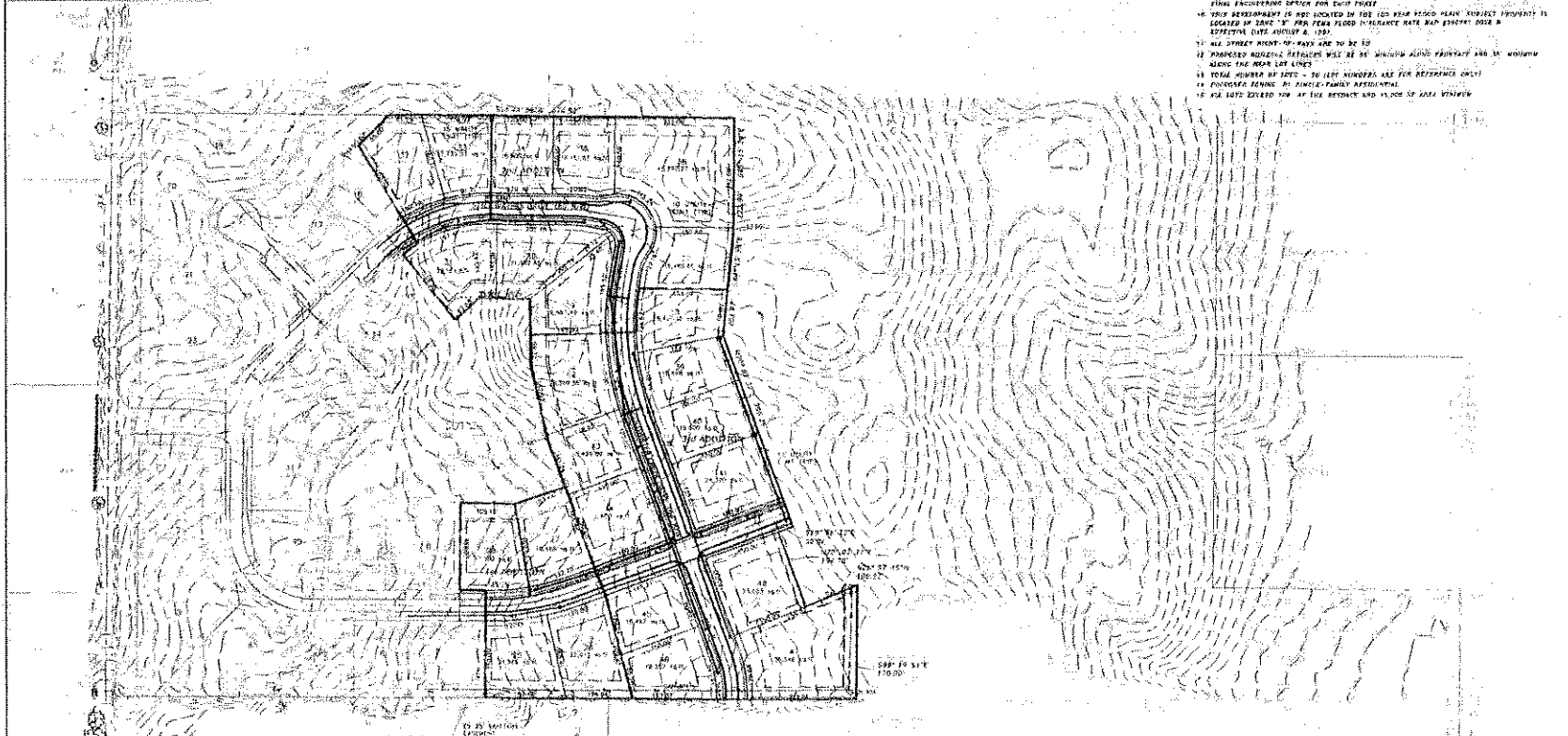
Notes

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



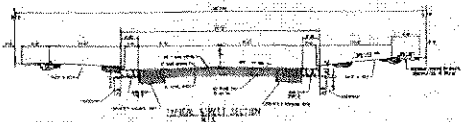
SOMERSET PARK PRELIMINARY PLAN 1st - 3rd ADDITIONS

BEING A PART OF THE SW 1/4 AND SE 1/4 OF SECTION 2, T14N, R12E,
LIBERTY TOWNSHIP, COUNTY OF HANCOCK, STATE OF OHIO.
14.969 ACRES



LEGEND

1. 1/4" = 10'	2. 1/4" = 10'	3. 1/4" = 10'	4. 1/4" = 10'
5. 1/4" = 10'	6. 1/4" = 10'	7. 1/4" = 10'	8. 1/4" = 10'
9. 1/4" = 10'	10. 1/4" = 10'	11. 1/4" = 10'	12. 1/4" = 10'
13. 1/4" = 10'	14. 1/4" = 10'	15. 1/4" = 10'	16. 1/4" = 10'
17. 1/4" = 10'	18. 1/4" = 10'	19. 1/4" = 10'	20. 1/4" = 10'
21. 1/4" = 10'	22. 1/4" = 10'	23. 1/4" = 10'	24. 1/4" = 10'
25. 1/4" = 10'	26. 1/4" = 10'	27. 1/4" = 10'	28. 1/4" = 10'
29. 1/4" = 10'	30. 1/4" = 10'	31. 1/4" = 10'	32. 1/4" = 10'
33. 1/4" = 10'	34. 1/4" = 10'	35. 1/4" = 10'	36. 1/4" = 10'
37. 1/4" = 10'	38. 1/4" = 10'	39. 1/4" = 10'	40. 1/4" = 10'
41. 1/4" = 10'	42. 1/4" = 10'	43. 1/4" = 10'	44. 1/4" = 10'
45. 1/4" = 10'	46. 1/4" = 10'	47. 1/4" = 10'	48. 1/4" = 10'
49. 1/4" = 10'	50. 1/4" = 10'	51. 1/4" = 10'	52. 1/4" = 10'
53. 1/4" = 10'	54. 1/4" = 10'	55. 1/4" = 10'	56. 1/4" = 10'
57. 1/4" = 10'	58. 1/4" = 10'	59. 1/4" = 10'	60. 1/4" = 10'
61. 1/4" = 10'	62. 1/4" = 10'	63. 1/4" = 10'	64. 1/4" = 10'
65. 1/4" = 10'	66. 1/4" = 10'	67. 1/4" = 10'	68. 1/4" = 10'
69. 1/4" = 10'	70. 1/4" = 10'	71. 1/4" = 10'	72. 1/4" = 10'
73. 1/4" = 10'	74. 1/4" = 10'	75. 1/4" = 10'	76. 1/4" = 10'
77. 1/4" = 10'	78. 1/4" = 10'	79. 1/4" = 10'	80. 1/4" = 10'
81. 1/4" = 10'	82. 1/4" = 10'	83. 1/4" = 10'	84. 1/4" = 10'
85. 1/4" = 10'	86. 1/4" = 10'	87. 1/4" = 10'	88. 1/4" = 10'
89. 1/4" = 10'	90. 1/4" = 10'	91. 1/4" = 10'	92. 1/4" = 10'
93. 1/4" = 10'	94. 1/4" = 10'	95. 1/4" = 10'	96. 1/4" = 10'
97. 1/4" = 10'	98. 1/4" = 10'	99. 1/4" = 10'	100. 1/4" = 10'



- GENERAL NOTES:**
- EXISTING DRIVE IS R-1 ONE FAMILY RESIDENTIAL.
 - EXISTING TOP OF SITE IS A FLOOD FLOOD.
 - WATER SERVICE A SANITARY SERVICE TO BE PROVIDED BY EXTENSION OF EXISTING SERVICES IN SOMERSET PARK.
 - ALL STREET LIGHTING AND FURNISHINGS SHALL BE PROVIDED BY THE CITY AND TOWNSHIP ENGINEERS.
 - UTILITY EASEMENTS SHOWN ALONG THE STREET RIGHT-OF-WAY WILL BE 10' WIDE UNLESS OTHERWISE NOTED. THE 10' WIDE FLOOD FLOOD SHALL BE PROVIDED.
 - DEMANDS EXISTING ALONG STREETS SHALL BE AS SHOWN AS NEEDED TO INSURE ADEQUATE TO IMPROVEMENT REGULATIONS.
 - THERE ARE NO APPROPRIATE RECORDS ON THIS PROJECT. ENGINEERS WILL HAVE BEEN OBTAINED FROM THE SOLE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF FINDLAY, OHIO. ENGINEERS WILL OBTAIN RECORDS FROM THE CITY OF FINDLAY, OHIO.
 - SEWERAGE AND STORM DRAINAGE SHALL BE AS SHOWN. ALL SEWERAGE SHALL BE IN A PERMANENT CAPACITY AS APPROVED BY THE CITY DEPARTMENT OF PUBLIC UTILITIES. CONSTRUCTION SHALL BE UNDER MANAGEMENT AND CONTROL OF THE CITY OF FINDLAY, OHIO. NOTICE TO THE PUBLIC SHALL BE GIVEN BY THE CITY OF FINDLAY, OHIO. ENGINEERS SHALL ALSO BE GIVEN NOTICE.
 - PROPOSED DRIVEWAY WIDTHS AND DRIVEWAY SIZES WILL BE DETERMINED USING THE FINAL ENGINEERING DRAWING FOR THIS PROJECT.
 - THIS DEVELOPMENT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. EXISTING ELEVATIONS ARE LOCATED IN TABLE "A" PER FEMA FLOOD INSURANCE RATE MAP 5900010102E IN EFFECTIVE DATE AUGUST 8, 1997.
 - ALL DRIVEWAY FRONT-OF-YARD ARE TO BE 10'.
 - PROPOSED DRIVEWAY WIDTHS WILL BE 10' WIDE ALONG DRIVEWAY AND 10' WIDE ALONG THE MAIN LOT LINES.
 - TOTAL NUMBER OF LOTS - 10 LOTS MINIMUM ARE FOR RESIDENTIAL USE.
 - PROPOSED DRIVEWAY IS SINGLE-FAMILY RESIDENTIAL.
 - ALL LOTS EXCEED 100' AT THE REAR AND 100' ON AREA MINIMUM.

OWNER/DEVELOPER:
BROCKVIEW HOMES, INC.
401 SCARLET OAK DR.
FINDLAY, OH 45840

PLANS PREPARED BY:

DANIEL R. STONE, P.E., P.S. DATE
REG. NO. E-63843 S-9150

VAN HORN, HOOVER & ASSOCIATES, INC.
SURVEYING & ENGINEERING
P.O. BOX 612
FINDLAY, OHIO 45848
(419) 423-0500
E-MAIL: INFO@VHHAHCOV.COM



PROJECT:	SOMERSET PARK
DATE:	6/10/13
SCALE:	1" = 100'
BY:	D.R.S.
CHECKED BY:	D.R.S.
DATE:	6/10/13
APPROVED BY:	DANIEL R. STONE, P.E., P.S.
DATE:	6/10/13

1 OF 1

FINDLAY CITY BOARD OF HEALTH MINUTES

REGULAR SESSION

May 15, 2013

MUNICIPAL BUILDING CONFERENCE ROOM

Members Attendance:

A Mayor Lydia Mihalik, *President Ex Officio*
X Dr. Stephen Mills, Health Commissioner/Board Secretary
X Mr. Gregory Cline, *President Pro Tempore*
X Mr. William Alge
A Dr. Robert McEvoy
X Mrs. Joan Work
X Mr. James Niemeyer

Staff Attendance:

X Mrs. Barbara Wilhelm, Deputy Health Commissioner
X Mr. Craig Niese, Environmental Health Director
X Mrs. Becky Bern, Nursing Director
X Mr. Eric Helms, Plumbing Inspector
X Mr. Chad Masters, Emergency Response

Guests

X Paul Schmelzer

Call to Order: In the absence of Mayor Lydia Mihalik, Board President Gregory Cline, called the meeting to order at 7:35 A.M.

Minutes: Mr. Cline called for a motion to approve the minutes of the April 17, 2013 Board Meeting. **Mrs. Work moved to accept the minutes of the April 17, 2013 Board of Health meeting as circulated.** Seconded by Mr. Niemeyer. **Motion carried 3-0.** Filed.

Mr. Alge arrived after the vote.

HEALTH COMMISSIONER REPORT

1. A \$500 donation was received from Findlay Striders for the signage at Emory Adams Park. A dedication day will be held once the signage is in place. There will be two signs placed; one at the northwest side of the park and one back by the creek. These signs will be marked to indicate the walking distance of various trails. It is hoped that we can encourage various individuals and groups to attend the dedication as we promote and encourage walking and running activities in our community. Mr. Cline requested the Board be notified of the date and time of the dedication when it is decided.
2. Mike Reed's group has been looking at filling in the gaps of the master pathway plan. One project would be to complement the Safe Routes to School Grant. This grant proposes a path from West Park, under the overpass at I75 to Sixth Street and then over to Donnell School. Right now that grant will only allow the path to come half way down Sixth St. Nathan Hoy from the City's Engineering Dept. estimated it would be about a \$20,000 project to extend the path going down Sixth St. all the way to Main St. This would increase the accessibility to the path and it would be hoped that this demonstration project would start a dialog in the community regarding what future pathways could look like. Aleta Foust, grant writer with HRPC will be looking at grant options for the project. Paul Schmelzer noted that with ODOT's planned new interchange at I75/68/15, there may be some issues. There have been some conversations with ODOT regarding how to best handle this situation as the path is planned to go through this area.

3. Next week Dr. Mills will be attending the Spring Combined Public Health Conference.

DEPUTY HEALTH COMMISSIONER REPORT

1. AOHC has distributed a chart outlining public health provisions in the governor's budget bill. Last fall there was a Public Health Futures legislative committee convened to study the future of public health in Ohio. This committee made a list of recommendations to the governor. Unfortunately these recommendations did not make it into the budget bill as they were intended by the committee. The House did make some changes in the form of an amendment to the budget bill. Mrs. Wilhelm shared the chart outlining the public health issues and how they have been changed in the House amendment. The bill is currently in the senate finance committee. Senator Burke, who chaired the Public Health Futures legislative committee, has expressed to AOHC his commitment to honoring the recommendations made by the original committee. Mrs. Wilhelm is unsure what, if any, amendments may be added in the Senate but will continue to keep the board apprised of the status of the budget bill.
2. Over 200 applications were received for the open clerk/deputy registrar position. Mrs. Wilhelm had hoped to have a candidate ready for approval at this meeting but it has taken longer than anticipated to sift through resumes and conduct interviews. We are budgeted to replace this position on June 1, 2013. **Mr. Alge moved to give Mrs. Wilhelm the authority to hire a suitable candidate prior to the next Board of Health Meeting. The candidate will be hired at a 9080 pay grade.** Seconded by Mrs. Work. **Motion carried 4-0.** Filed.
3. After the recent primary election Mrs. Wilhelm noted there will be 6 new council members next January. Dr. Mills added it would be worthwhile to share copies of the health assessment and financial and annual reports with the new members. Mr. Cline agreed that it would be good to give these individuals a chance to ask questions about the health department and have their questions answered. It was suggested we consider inviting candidates to an open house of sorts at the health department in the fall, prior to the budget hearings. Board involvement would be requested.
4. Although not on the agenda, Mrs. Wilhelm shared that last Friday she received a request to submit a proposal to conduct an employee wellness program for the City of Findlay. There has been some discussion about this before and although Mrs. Wilhelm thinks an employee wellness program is a wonderful idea she does not feel we are in a position at this time to make a solid proposal. We have changed out our entire nursing staff in the last two years and added the Help Me Grow Home Visiting Program. We will also need to devote considerable time to accreditation. In addition we are looking at potentially cutting our part time nurse back by 4 hours per week due to potential changes brought about by the Affordable Care Act. Mrs. Wilhelm does not feel we have the time and staff to adequately devote to the project at this time. They are looking for a proposal to be submitted by this Friday. Mr. Cline inquired as to what the time commitment might be for a project like this. Paul Schmelzer clarified that

contractually with 2 of the unions, the initial commitment would be to have employees attend an open enrollment meeting and to agree to have biometric testing done. At this point the city is just looking at someone to do the biometric testing. Mr. Schmelzer feels there will be another opportunity for the Board of Health to become involved later. Mr. Schmelzer shared that he had expressed to our consultant that even though they had providers they are used to dealing with he would like to be able to look at including the health department at some point. It may actually be better at this point to let the program get up and running first and then weigh the pros and cons of health department involvement. Mr. Alge asked for clarification as to whether the health department would just be asked to do the testing to which Mr. Schmelzer responded the testing is just one piece. It was his understanding that there has been a lack of follow up in the past for individuals who did not pass the standards for testing. He feels there is also a lack of education regarding the plan itself. Dr. Mills agreed that for the program to be done right the people who did not pass a portion of the screening will need to have follow up and health coaching to improve.

5. Mrs. Wilhelm gave a short power point presentation on accreditation that was developed by NACCHO (National Association of City and County Health Organizations). The presentation outlined the basics of accreditation and what the return on investment is for attaining accreditation. Some discussion was held regarding the financial incentive for achieving accreditation. Mrs. Wilhelm shared that the completed community health assessment and the community health improvement plan that is currently being completed are two prerequisite documents needed. She and Dr. Mills had a conversation with Paul Worstell of 6 Disciplines regarding what would be needed to help the health department complete their own strategic improvement plan. He felt that a SWOT analysis with the Board of Health followed with a strategic planning session with the health department staff would help us to get on the right path. Mrs. Wilhelm has also joined a statewide accreditation learning community to share experience and lessons learned with other local health departments. Paul Schmelzer asked Mrs. Wilhelm if she could prepare an analysis of the cost of accreditation including the potential cost of lost revenue if we fail to meet the accreditation standard. Mr. Alge asked if Mrs. Wilhelm had come across any health departments looking at merger who are also looking at this process. She could not think of any currently combining but the most recent merger she is aware of would be Summit/Akron/Barberton. Chris Press from Blanchard Valley Hospital has had some conversation with Summit County Health Commissioner Gene Nixon about the process they went through and could be helpful in discussions.

NURSING REPORT

1. The new Help Me Grow Home Visiting Program is up and running well. We have currently received \$13,500 for submitting our implementation plans to the state. We have approximately \$5000 still to be received for implementation and about \$4000 in billable time submitted for actual visits. There are currently 13 open cases with 4 more on hold for various reasons. Of Mrs. Bern's open cases; three mothers have developmental delays and three more moms have mental health issues. These have proven to be quite challenging and time consuming but Mrs. Bern is seeing some successes in working with these

individuals. Mrs. Bern stated that it is estimated that one visit would take four hours total and Mr. Cline inquired as to what we can bill for this service. Reimbursement would depend on who was providing the service but it is more if the visit is provided by a licensed social worker or nurse. It is billed per 15 minute unit and is around \$50 per hour. Mrs. Wilhelm added that by taking on this program we are filling an identified gap in the community. Because the state made revisions in the Help Me Grow Program the current Help Me Grow provider could no longer conduct the Home Visiting Program. We stepped up when no other providers came forward in the community. There is a lot of evidence that these types of home visiting programs provide better long term results for these families and Mrs. Wilhelm feels strongly that we should support this program. Mrs. Bern added that there is a tremendous gap in education and support for many of these families and we have been able to help fill that gap. These children are being referred by WIC, private medical offices, Children's Protective Services and other sources. There are eligibility requirements for the program and Mrs. Wilhelm added that military families also qualify for the services but this is one group we have not actively promoted to yet as we are still getting our feet wet.

ENVIRONMENTAL HEALTH REPORT

1. With the return of warm weather we are also starting to see the return of mosquitos. With the introduction of the West Nile Virus around 2003 ODH began testing dead birds for surveillance. Several years ago ODH stopped testing dead birds and have recently announced they will no longer test mosquito pools for WNV either. We know that WNV is out there and will continue to be out there in Ohio. We do see cases that pop up every year. For our mosquito spraying program Mr. Niese advised the board he will continue to do targeted spraying associated with planned events. He has had some requests for spraying in the past but he advised he does need some advanced notice of this as spraying is done at dawn or dusk when the weather conditions cooperate. Mr. Niese feels we have enough chemical on hand to continue this type of targeted spraying. He also explained that dry seasons actually favor the type of mosquito that carries WNV while wet weather favors the nuisance mosquitoes. Mr. Schmelzer asked how much advanced notice would be needed for events to which Mr. Niese responded a week.
2. Last week Mr. Niese attended a week long training held in Columbus for the new environmental health computer program being introduced. This new program will basically allow all of our inspection programs to be entered and tracked via computer. Mr. Niese feels the new program will be a great help to the department but will take a substantial initial time investment to get all of our facilities into the database. We will then be able to take computer tablets into the field and enter inspection reports directly into the program. Portable printers will allow the sanitarians to print out the reports onsite or they could just email the inspection reports directly to the facility. There is capability for the public to then go on the website and check reports for restaurants or other facilities that are being inspected. The rollout will begin with the pool and spa program later this month and then move on to campgrounds and food service operations and food establishments. In the

future they are looking at adding sewage and water programs and tattoo parlors. Because it was ODH who contracted with a private company in the development of this program it has been free to local health departments that participate. At some point in the future however, there may be some maintenance costs passed on to local departments. The initial startup cost has always been a deterrent for us to computerize the environmental health programs.

EMERGENCY RESPONSE / EPI REPORT

1. Mr. Masters updated the Board on several trainings that were attended recently. The first was the "Gastro Gambit" Outbreak Investigation exercise that was sponsored by the Ohio Department of Health. The environmental health and nursing staff from both the city and county health departments worked together through the outbreak investigation process to determine the most likely source of the illness in the scenario. Evaluators for the exercise were from Blanchard Valley Hospital. All participants felt that this was a worthwhile training and voiced that this would be valuable for new employees as part of their orientation. The second training was presented by ODH and the CDC at the Henry County Health Department regarding the Strategic National Stockpile (SNS) of antibiotics and medical supplies that would be utilized during a large-scale biological event, such as anthrax. Mr. Masters stated that it was a good training, allowing local health departments to understand the federal distribution plan of these supplies to the state health departments and what the expectations would be of the local health departments once the supplies were received.
2. Mr. Masters reported that there were 4 MRC volunteers who provided medical coverage at the Judy Cloud Spring Craft Show at the Hancock County Fairgrounds on May 4th, whereby several individuals received treatment. Mr. Masters is also partnering with John Leonard, EMS Coordinator at Blanchard Valley Hospital, to standardize the MRC's treatment protocols to be in-line with what the Hancock County EMS protocols are presently. Mr. Masters will be working with Mr. Leonard to offer a Simple Triage And Rapid Treatment (START) training for MRC volunteers in the fall to allow for a uniform approach to assessing the medical needs of those in mass casualty situations. Mr. Masters stated that he will be contacting local healthcare providers about conducting the MRC 101 Orientation with their staffs to recruit new members.
3. Mr. Masters updated the Board on the status of the H7N9 novel influenza that is occurring in China. According to the World Health Organization (WHO) as of May 9th, there have been 131 cases and 32 deaths associated with this virus. There has not been sustained person-to-person transmission. Mr. Masters informed the Board that there are still no cases reported in the United States, but that the Ohio has sent out screening and testing recommendations for healthcare providers. Mr. Masters also stated that he will be sending this guidance to healthcare providers in a Health Alert Notification (HAN) fax

PLUMBING REPORT

1. Registrations went out earlier this month for plumbers and backflow testers and they are starting to come back in. Commercial permit requests have been picking up with new projects in Bluffton and McComb. Mr. Helms has been working on some clarification for backflow testers so they are clear on when tests are expected to be turned.

MEETING REQUESTS

Mrs. Work moved to approve the meeting requests as submitted:

1. June 3, 2013: Chad Masters to Ohio Responds Volunteer Registry 2013 Upgrade Administrator Training. Mileage to be paid from PHEP grant. No other charges

Mr. Alge seconded. **Motion carried 4-0.** Filed

OLD/UNFINISHED BUSINESS

None

NEW BUSINESS

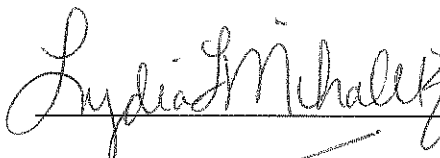
None


EXPENSES

Mrs. Work moved to approve the expenses, as circulated, for payment by the City Auditor.

Seconded by Mr. Alge **Motion carried 4 – 0.** Filed.

The meeting was adjourned at 8:46 A.M.

 _____, President

 _____, Secretary (Health Commissioner)

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

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

June 21, 2013

Honorable City Council
Findlay, OH 45840

Re: Councilman Russel replace former Councilman Collette on subcommittees

Findlay City Council,

As President Pro-Temp of City Council, I am requesting your approval for Councilman Grant Russel to replace all the committee assignments that were held by K.C. Collette for the remainder of this term which will ends December 31, 2013,

Thank you for your consideration of this appointment.

A handwritten signature in cursive script that reads "Randy Ward/dmd". The signature is written in black ink and is positioned above the printed name.

Randy C. Ward

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 21, 2013

Honorable City Council
Findlay, OH 45840

RE: Funds for Fire and Police Department labor services

Dear Council Members:

The City's Fire and Police Departments labor services fund is short on funds. An appropriation of funds is requested to replenish the fund and pay for May 2013 services and potential legal counsel services during the third and fourth quarters of 2013 for contract negotiations.

At this time, the amount of twenty-five thousand five hundred dollars (\$25,000.00) is being requested to be appropriated from the General Fund to the Law Director 21005000-441402 (Fire and Police labor services) account.

Thank you for your consideration in this matter.

Very truly yours,



Donald J. Rasmussen
Director of Law

City of Findlay City Planning Commission

Thursday, June 13, 2013 - 9:00 AM
Municipal Building, Council Chambers

Minutes

MEMBERS PRESENT:

Director Paul Schmelzer
Thom Hershey
Joe Opperman

STAFF ATTENDING:

Todd Richard, Zoning Inspector
Judy Scrimshaw, HRPC Staff
Matt Pickett, FFD
Steve Wilson, City Engineer
Matt Cordonnier, HRPC Director

GUESTS:

Todd Jenkins, Dan Stone, Tony Scanlon, John Vorst, Kyle Reichenbach, Sue Read, Chris Matheny, Richard Sherbrook, Bob Nichols, Dave Chance, Mike McClure, various others

CALL TO ORDER

ROLL CALL

The following members were present:

Director Paul Schmelzer
Thom Hershey
Joe Opperman

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 May 9, 2013 meeting with one correction. At the bottom of page 2 it mistakenly states the Mr. Hershey made the motion and seconded it as well. P. Schmelzer second. Motion to accept with correction carried 3-0.

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 less than 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)

DISCUSSION

M. Pickett asked if they had found out how the hydrants coincided with the others and with the streets. D. Stone stated that they were working on that. M. Pickett said it was not a problem since this is still a preliminary plat.

MOTION:

T. Hershey made a **motion to approve PRELIMINARY PLAT #PP-01-2013** for Southridge Estates subject to the conditions noted:

2nd: J. Opperman

VOTE: Yay (3) Nay (0) Abstain (0)

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

DISCUSSION

P. Schmelzer stated that the packet did not have the stub street to the north. J. Scrimshaw apologized, she must have copied wrong one. T. Hershey asked if there were any other conditions that HRPC had found. J. Scrimshaw stated no.

P. Schmelzer asked if there were any other comments on this item. Mike McClure asked to speak. He stated that during heavy rains there is water that comes through from the woods and ends up in the back yards of lots along Chagrin Valley. P. Schmelzer replied that this is only a preliminary plat. In this phase we are giving the developer feedback on the total layout. When the final plats are brought in for approval, all engineering details such as the drainage will have to be worked out. He noted that there are often more rear yard catch basins put in to handle run off. All those concerns will be addressed in construction drawings prior to approval of Final Plats. He assured Mr. McClure that he would be notified again when a phase near him is to be platted.

Dave Chance spoke next. He asked about Lot 202 which seems to be an odd one. Much of it is under the power line easement. How can someone possibly build there? Also there is still a piece of land behind him that is vacant. J. Scrimshaw stated that someone had brought in a deed just yesterday to transfer that piece. It is not included in the plat and from what she could tell it transferred from one of Mr. Koehler's business entities to another of his business entities. So Mr. Koehler does still own it.

MOTION:

T. Hershey made a **motion to approve PRELIMINARY PLAT #PP-02-2013** of the Woods at Hillcrest 8th, 9th and 10th Additions subject to the following:

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

2nd: J. Opperman

VOTE: Yay (3) Nay (0) Abstain (0)

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)

DISCUSSION

None

MOTION:

T. Hershey made a **motion to approve 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)

2nd: J. Opperman

VOTE: Yay (3) Nay (0) Abstain (0)

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 sanitary sewer laterals will need to be plugged during demolition of existing structures. (ENG)

DISCUSSION

J. Opperman asked where the lights in question were located on the plan. D. Stone stated that they are on the west property line by the rental house. The owner of that property has parking spaces at the rear of his lot and the light on the south end of Mr. Reichenbach’s proposed parking lot may be helpful in illuminating that area also.

J. Opperman replied that he is not sure if two (2) light fixtures that far apart will cover the lot adequately. D. Stone stated that they may add a center fixture if needed.

P. Schmelzer clarified with City Prosecutor, D. Rasmussen what stage the rezoning was in today. The second reading will be next Tuesday and the third will be at the first meeting in July. P. Schmelzer asked Mr. Reichenbach if the timing will work out for his project.

K. Reichenbach replied that he is in the process of moving on the demolition phase. The timing should not be a problem.

MOTION: P. Schmelzer made a **motion to recommend approval of SITE PLAN APPLICATION #SP-11 -2013 for a parking lot at 201 W. Hardin Street, Findlay.**

2nd: T. Hershey

VOTE: Yay (3) Nay (0) Abstain (0)

5. FINAL PLAT #FP-03-2013 filed by Tiffin Avenue Properties, Ltd./RG Properties, 10050 Innovation Drive, Dayton, OH for a **Replat of Lots 4 & 11 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.**

DISCUSSION

J. Opperman stated that he did not understand the reason for doing this. If you are in that strip mall you can't see any lots out there. P. Schmelzer stated that this had probably been set up initially so that a tenant had their only parking attached to their store.

MOTION: P. Schmelzer made a **motion to recommend approval of FINAL PLAT #FP-03-2013 for a Replat of Lots 4 & 11 in Flag City Station.**

2nd: T. Hershey

VOTE: Yay (3) Nay (0) Abstain (0)

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)

DISCUSSION

T. Hershey asked if there can be a resolution of the stub street before the Final Plat. J. Scrimshaw stated that it will have to be resolved on the Final Plat.

MOTION: T. Hershey made a **motion to approve PRELIMINARY PLAT #PP-04-2013** for **Glenmar Subdivision 1st Addition** subject to the conditions presented by HRPC.

2nd: P. Schmelzer

VOTE: Yay (3) Nay (0) Abstain (0)

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)

DISCUSSION

J. Scrimshaw stated that T. Scanlon had shown her a plat from the Toledo area that had a 2’ buffer strip. In this instance, it had been turned over to the government entity instead of being a lot controlled by a homeowner’s association.

P. Schmelzer replied that right of way needs to be dedicated according to subdivision requirements. A bond should be provided for any such right of ways. He cannot vote for something that puts a parcel in that right of way in the hands of an association. He would like to amend the conditions to approve with the removal of the buffer lot and a bond posted for the entire right of way or that the developer amend the plat to meet current regulations.

T. Scanlon stated that he would amend the plat to a smaller phase for final approval. J. Scrimshaw noted that you are presented with a plat showing the full subdivision at this meeting and wanted to be sure that everyone understood that what finally comes in for recording may be different than what you see today. She also noted that what the developer is proposing on this drawing cannot be changed because it was submitted to Liberty Township as a PUD. They cannot change anything in the layout without going back to the Township for approval.

P. Schmelzer stated that it is fine with him if they come in with a smaller version for signatures. The Engineer will only review construction drawings for the phase they submit.

T. Hershey noted that he felt this is a prime example of why we don’t have Preliminary and Final

Plats for review simultaneously.

P. Schmelzer asked if the applicants were okay with the conditions. They replied. Mr. Schmelzer stated his motion to approve again.

MOTION

P. Schmelzer moved to **approve FINAL PLAT #FP-04-2013** filed by G & H Enterprises, LLC, 316 W. Sandusky Street, Findlay, OH for **Glenmar Subdivision 1st Addition** subject to the following condition:

- To approve with the removal of the buffer lot and a bond posted for the entire right of way or that the developer amend the plat to meet current regulations.

2nd: T. Hershey

VOTE: Yay (3) Nay (0) Abstain (0)

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.

DISCUSSION

J. Opperman asked why it was referred to as a “service station”. T. Jenkins explained that the building has been fashioned after an old time gas/service station. It will house transportation related memorabilia.

MOTION

T. Hershey moved to **approve SITE PLAN APPLICATION #SP-12-2013** for **proposed Historical Museum Service Station/Transportation Building** to be located at 400 Liberty Street, Findlay, OH.

2nd: T. Hershey

VOTE: Yay (3) Nay (0) Abstain (0)

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.

DISCUSSION

An applicant stated that they wished to close the alley for several reasons. There are small children here and traffic speeds down the alley. Crime has been prevalent. They have had thefts and vandalism in the alley. They feel that if there is no through traffic, it will be less likely for the crime to occur. The owners would like to place a barrier in the center of the alley to stop the through traffic.

J. Opperman commented that he would like to see it put into policy that when someone requests the alley vacated they must close it off. P. Schmelzer replied that we look at whether there is a public interest in keeping the right of way. If all the abutting owners agree to vacate the alley he's not sure if the City cares what they do with it after that. There are multiple other open alleys in the neighborhood to provide access for through traffic.

T. Hershey stated that he thought we had denied alley vacations on occasion when there was no good reason to vacate.

P. Schmelzer made a motion to recommend approval of the alley vacation with the condition that the alley is closed to through traffic. J. Opperman seconded. Motion failed. **VOTE:** Yay (1) Nay (2) Abstain (0)

D. Rasmussen commented that we could put a restriction on alleys such as this but once it is

vacated it is private property. He would not like to confuse things with placing conditions on it.

MOTION

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

2nd: T. Hershey

VOTE: Yay (2) Nay (1) Abstain (0)

ADJOURNMENT

With no further business the meeting was adjourned.

Lydia L. Mihalik
Mayor

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

City of Findlay City Planning Commission

Thursday, July 11, 2013 - 9:00 AM

AGENDA

CALL TO ORDER

ROLL CALL

SWEARING IN

APPROVAL OF MINUTES

NEW ITEMS

1. **FINAL PLAT #FP-05-2013** filed by Brookview Homes, Inc., 401 Scarlet Oak Drive, Findlay, OH for **Somerset Park 1st Addition**.
2. **FINAL PLAT #FP-06-2013** filed by Brookview Homes, Inc., 401 Scarlet Oak Drive, Findlay, OH for **Somerset Park 2nd Addition**.
3. **SITE PLAN APPLICATION #SP-13-2013** filed by Stanford 101, LTD, 101 Stanford Pkwy., Findlay for **storage units** at 101 Stanford Pkwy., Findlay, OH.
4. **CONDITIONAL USE APPLICATION #CU-02-2013** filed by Amanda Crates, 23535 TR 68, Dunkirk, OH for a Reception facility incidental to Funeral Services at 219 W. Sandusky Street, Findlay, OH.
5. **ALLEY/STREET VACATION PETITION #AV-05-2013** filed by Harrison Griffith, 800 5th Street, Findlay to vacate the unimproved right of way of Leiser Avenue north of 5th Street.
6. **PETITION FOR ZONING AMENDMENT #ZA-05-2013** filed by Huntington National Bank to rezone 721 Rockwell Avenue from I-1 Light Industrial to R-3 Single Family Small Lot.
7. **PETITION FOR ZONING AMENDMENT #ZA-06-2013** filed by Catherine A. Mutchler to rezone 133 Hillcrest Avenue from R-1 Single Family Low Density to O-1 Institutions & Offices.
8. **APPLICATION FOR EXPANSION OF A CONDITIONAL USE #CU-03-2013** filed by Findlay Entertainers Club, 2511 Oakmont Drive, Findlay for expansion of a building located at 1545 Payne Avenue.

ADMINISTRATIVE APPROVALS

ADJOURNMENT

City of Findlay

Lydia Mihalik, Mayor

N.E.A.T. DEPARTMENT

Neighborhood Enhancement and Abatement Team

318 Dorney Plaza, Room 304 • Findlay, OH 45840

Phone: 419-424-7466

www.findlayohio.com

June 2, 2013

City Council
City of Findlay, Ohio

RE: Departmental Activity

This report will serve as a summary of activities for the Neighborhood Enhancement and Abatement Team (NEAT) during the month of May, 2013.

Dilapidated Structures

5 cases year to date

13 cases pending

Weeds

142 cases year to date

97 cases pending

Junk on Premises

79 cases year to date

89 cases pending

Junk Vehicles

54 cases year to date

87 cases pending

Minor Maintenance

2 cases year to date

4 cases pending

Miscellaneous

18 cases year to date

9 cases pending

Overgrowth

5 cases year to date

3 cases pending

Right of Way Issues

0 cases year to date

0 cases pending

Sidewalks

7 cases year to date

0 cases pending

Trash

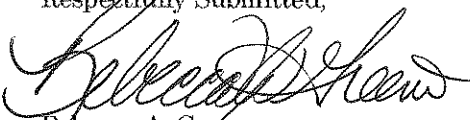
45 cases year to date

10 cases pending

The Neighborhood Enhancement and Abatement Team received 232 new cases which involved 149 properties. Neat personnel closed 89 cases during the month of May and continue to work diligently on the 312 cases that remained active at the end of the month.

Please contact NEAT personnel at any time if there are any questions or concerns. The staff remains dedicated to prompt response to issues that are brought to the attention of the department and works conscientiously with property owners to obtain compliance. The team appreciates the spirit of cooperation from the administration and City Council who continue to assist with the betterment of the community.

Respectfully Submitted,



Rebecca A. Greeno
N.E.A. T.

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 26, 2013

Honorable City Council
Findlay, OH 45840

RE: Greenwood Street Improvements (OPWC & CDBG FY2010), Project No. 32502200

Dear Council Members:

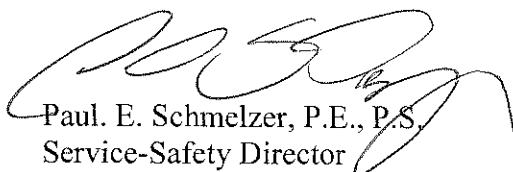
To accomplish the closeout process of the above-referenced project, additional funding is required to cover costs related to in-house design and inspection that are not reimbursed by grant funding from OPWC and CDBG. An appropriation to the project is needed in order to finalize the closeout. The total project cost was \$376,439.

Since the deficit amount is relatively small, the Law Director has been requested to prepare the necessary legislation to appropriate funds as follows:

FROM:	CIT - Cap. Imp.	\$2,009.51	
TO:	Greenwood St Improvements Project No. 32502200		\$2,009.51

Thank you for your consideration in this matter.

Sincerely,


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

cc: Donald J. Rasmussen, Law Director
Jim Staschiak II, City Auditor
Project File

COMMITTEE REPORT

THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

The **PLANNING & ZONING COMMITTEE** to whom was referred a request from Sue Read to vacate the alley running between Ash Avenue and Prospect Avenue dividing lots 2370 and 2369, and between 2345 and 2346.

We recommend APPROVAL OF THE ALLEY VACATION.

Aye Nay *W. Murray*
W. Jerry Murray, Chairman

Aye Nay *Grant Russel*
Grant Russel

Aye Nay *ABSENT*
William Schedel, Jr.

PLANNING & ZONING COMMITTEE

Aye Nay *ABSENT*
Anne Spence

DATE: June 25, 2013

Aye Nay *Michael Slough*
J. Michael Slough

LEGISLATION _____

COMMITTEE REPORT

THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

The **PLANNING & ZONING COMMITTEE** to whom was referred a request from Jim Heck of Heck Rentals to add second story balconies that would face south on the 612 South Main Street apartments.

We recommend *APPROVED AND UNDER STAFF CONTACT ZONING OFFICER FOR PERMIT.*

Aye Nay

W. Jerry Murray
W. Jerry Murray, Chairman

Aye Nay

Grant Russel
Grant Russel

Aye Nay

ABSENT
William Schedel, Jr.

Aye Nay

ABSENT
Anne Spence

Aye Nay

J. Michael Slough
J. Michael Slough

PLANNING & ZONING COMMITTEE

DATE: June 25, 2013

LEGISLATION _____

**FINDLAY CITY COUNCIL
CARRY-OVER LEGISLATION
July 2, 2013**

2013-030
(Wagner alley vacation)

Third reading

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

2013-031
(Reichenbach rezone)

Third 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)

Third 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

JULY 2, 2013

THE FOLLOWING IS THE NEW LEGISLATION TO BE PRESENTED TO THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO, AT THE TUESDAY, JULY 2, 2013 MEETING.

RESOLUTIONS

- 021-2013 A RESOLUTION COMMENDING JIM WOODWARD FOR BEING SELECTED AS THE RECIPIENT OF THE 2013-2014 FINDLAY CITIZEN OF THE YEAR AWARD, AS WELL AS 2013-2014 FINDLAY HALL OF FAME NOMINEES LORI NUNEMAKER, DANIEL CLINGER, MARY WALSH, AND RYAN KIDWELL.
- 022-2013 A RESOLUTION APPROVING THE EXPENDITURES MADE BY THE AUDITORS OFFICE ON THE ATTACHED LIST OF VOUCHERS WHICH EITHER EXCEED THE PURCHASE ORDER OR WERE INCURRED WITHOUT A PURCHASE ORDER EXCEEDING THE STATUTORY LIMIT OF THREE THOUSAND DOLLARS (\$3000.00) ALL IN ACCORDANCE WITH OHIO REVISED CODE 5705.41(D).
- 023-2013 A RESOLUTION COMMENDING PATRICIA WRIGHT FOR THE EXCELLENCE OF HER SERVICES TO THE CITY OF FINDLAY, OHIO.

ORDINANCES

- 2013-036 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.
- 2013-037 AN ORDINANCE VACATING A CERTAIN ALLEY (HEREINAFTER REFERRED TO AS READ ALLEY VACATION) IN THE CITY OF FINDLAY, OHIO.
- 2013-038 AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

RESOLUTION NO. 021-2013

A RESOLUTION COMMENDING JIM WOODWARD FOR BEING SELECTED AS THE RECIPIENT OF THE 2013-2014 FINDLAY CITIZEN OF THE YEAR AWARD, AS WELL AS 2013-2014 FINDLAY HALL OF FAME NOMINEES LORI NUNEMAKER, DANIEL CLINGER, MARY WALSH, AND RYAN KIDWELL.

WHEREAS, Jim "the barber" Woodward has been awarded the 2013-2014 Findlay Citizen of the Year award based on his voluntary efforts to his community. Jim continues to serve on many committees where he is a role model to his citizens. Jim lead the Flag City USA flag program in the mid 1970's to early 1980's and continues an active role in keeping flags flown in downtown Findlay. He mentors incarcerated individuals while providing haircuts, monthly motivational program gatherings at the indoor recreation area of the Hancock County Justice Center, and weekly bible studies consisting of scriptural messages in hopes of motivating them to make positive lifestyle and behavioral changes. Jim received the 2005 Hancock County Sheriff's Award for his exemplary service as a facility volunteer for the hundreds of hours of positive faith-based motivational programs to those incarcerated at the Hancock County Justice Center, and;

WHEREAS, Lori Nunemaker, Daniel Clinger, Mary Walsh, and Ryan Kidwell have been selected as nominees for the 2013-2014 Findlay Hall of Fame award based on their volunteering efforts to their community, and;

WHEREAS, Lori Nunemaker began volunteering at the City Mission office in April of 2009 before being named as the Executive Director of their volunteer programs. She continues to play a vital role in their day-to-day operations going above and beyond her job duties, and;

WHEREAS, Daniel Clinger is responsible for, has been and continues to be actively involved in various organizations and committees throughout Hancock County such as the Flag City Balloonfest, Kiwanis, various architectural organizations, Jaycees, Rally in the Alley, Hair Raisers 4H club, Friends of the Old Millstream, just to name a few, and;

WHEREAS, Mary Walsh has volunteered at the Kan Du Studio since 2008. She has served on the Blanchard Valley Center's Board of Directors since 2007 where she seeks out grants and other funding opportunities for various BVC programs. She is a passionate advocate for those with developmental disabilities, and;

WHEREAS, Ryan Kidwell actively serves as Hancock County's Jail Administrator where he is a positive role model for those incarcerated as well as his co-workers. Ryan volunteers numerous hours to the Boy Scout and baseball organizations.

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

SECTION 1: That the Council of the City of Findlay, Ohio extends its congratulations to these aforementioned recipients for their outstanding generosity, dedication, and selflessness, and this Council wishes to express its congratulations on behalf of the citizens of this city for the outstanding services they have given.

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

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

RESOLUTION NO. 022-2013

A RESOLUTION APPROVING THE EXPENDITURES MADE BY THE AUDITORS OFFICE ON THE ATTACHED LIST OF VOUCHERS WHICH EITHER EXCEED THE PURCHASE ORDER OR WERE INCURRED WITHOUT A PURCHASE ORDER EXCEEDING THE STATUTORY LIMIT OF THREE THOUSAND DOLLARS (\$3000.00) ALL IN ACCORDANCE WITH OHIO REVISED CODE 5705.41(D).

WHEREAS, Ohio Revised Code 5705.41(D) provides that if expenditures are incurred by a municipality without a purchase order, within thirty (30) days, the municipality must approve said expenditures.

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

SECTION 1: That the expenditures set forth on the attached list identified as "Exhibit A" which are identified by the appropriate voucher on previously appropriated funds be and the same are hereby approved, all in accordance with Ohio Revised Code 5705.41(D)

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

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

OVER PURCHASE ORDER/NO PURCHASE ORDER- COUNCIL AUTHORIZATION

VENDOR	VOUCHER	ACCOUNT	DEPARTMENT NAME	AMOUNT	REASON FOR EXPENSE	WHY
DYNATRONICS CORP	114896	31930500- 448800-19305	HRPC	3560.59	EQUIPMENT FOR SENIOR CENTER	PURCHASE ORDER NOT IN PLACE PRIOR TO ORDER AND DELIVERY OF ITEMS
DYNATRONICS CORP	114897	31930500- 448800-19305	HRPC	3895.59	EQUIPMENT FOR SENIOR CENTER	PURCHASE ORDER NOT IN PLACE PRIOR TO ORDER AND DELIVERY OF ITEMS

RESOLUTION NO. 023-2013

A RESOLUTION COMMENDING PATRICIA WRIGHT FOR THE EXCELLENCE OF HER SERVICES TO THE CITY OF FINDLAY, OHIO.

WHEREAS, Patricia Wright, who served the City of Findlay, Ohio twenty-five (25) years as a dedicated loyal employee, retired June 28, 2013. Pat began her career as a Radio Dispatcher in the Police Department on March 21, 1988 before transferring to the Recreation Department as a Clerk II on April 2, 1990. She was promoted to Secretary I within the Recreation Department on January 1, 1997, and then to Secretary II on December 31, 2006, then to Recreation Administrative Supervisor on December 30, 2007, and finally to Clerk I in the Service-Safety Director Department, a position she held until her retirement, and;

WHEREAS, Pat completed her Hazard Communication training on August 31, 1994, and received her Bachelor of Arts degree from Cambridge State University on April 12, 2004, and;

WHEREAS, Pat received a letter of appreciation on July 31, 1990 from the then Chief of Police for assisting the Police Dispatch center during former Vice President Dan Quayle's visit to Findlay, received recognition via Resolution No. 039-2013 during the August 21, 2012 City Council meeting for the actions she took during and after a severe wind storm that occurred on June 29, 2012, and;

WHEREAS, during her service to the City of Findlay, Ohio, Pat has performed as an outstanding public servant in a loyal and dedicated manner to the citizens of Findlay through her responsibilities within the Police and Recreation Departments.

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

SECTION 1: That the said Patricia be and she is hereby commended for her long and loyal services to this city, and that this Council extends its best wishes to her upon her retirement.

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

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2013-036

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	\$ 25,000.00
TO:	Law Director #21005000-441402 (Labor Fire & Police)	\$ 25,000.00

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the inhabitants of the City of Findlay, Ohio, and for the further reason it is immediately necessary to appropriate said funds so that legal counsel services for Fire and Police Departments labor negotiations may be paid,

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

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2013-037

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

WHEREAS, a petition has been presented to Council for vacating a portion of an alley set forth herein, and;

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

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

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

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

Being the north-south alley adjacent to lot numbers 2345, 2346, 2369 and 2370 in the P&M Taylor's 2nd Addition to the City of Findlay, Ohio.

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

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

PRESIDENT OF COUNCIL

MAYOR

PASSED _____

ATTEST _____
CLERK OF COUNCIL

APPROVED _____

ORDINANCE NO. 2013-038

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:	CIT – Capital Improvements	\$	2,009.51
TO:	Greenwood Street Improvements <i>Project No. 32502200</i>	\$	2,009.51

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 in-house design and inspection costs for the aforementioned project may be available,

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 _____