

**ZONING DEPARTMENT
2018 ANNUAL REPORT
SUBMITTED BY: Erik Adkins**

The Zoning Department is responsible for the enforcement of the City of Findlay's zoning code, and issuing and inspecting all permit activity which includes: fences, decks, new single and multi-family dwellings, accessory structures, signage, along with new commercial and industrial buildings. As of March 2018, the Zoning Department absorbed the N.E.A.T. Department, which will add enforcement duties including: junk vehicles, trash/junk, and dilapidated structures. Finally, the Zoning Department is responsible for managing and maintaining the floodplain through enforcement of the City of Findlay flood code. The Zoning Department continues to make customer service a number one priority. The rapport with contractors, developers, consultants, and the public has remained positive and cooperative. In spite of the many duties of the Zoning Department, the interests and concerns of the public are the top priority. The Zoning Department will always strive for improvement in the efficiency, accuracy, and delivery of its duties.

Staff

Todd Richard, CFM – Zoning/Floodplain Administrator – 30+ years of experience
Erik Adkins, CFM – Zoning Code Enforcement Officer – 5+ years of experience
Jodi Mathias – Zoning Code Enforcement Officer – 2 years of experience
Kyle Inbody – Zoning Code Enforcement Officer – Hired January 2019

Permit Activity

Permit activity was steady in 2018 with a total of 753 permits issued in 2018, which is a slight increase from 2017. A total of 606 of those permits were closed out, and there were 80 penalty permits issued to properties that did work without a permit.

Development

Housing – There were 37 new single family dwellings and 4 new multi-family unit projects, including a new multi-family townhouse complex being constructed across from the Marathon Performing Arts Center which will add much needed housing in the downtown area. The total construction value equaled to over \$89,000,000.

Commercial – The Hancock Hotel and Mancy's Steakhouse has been completed in the downtown district. Multiple new commercial buildings have been constructed along Tiffin Avenue, including Chik-fil-a, Kay Jewelers, and Panda Express, along with Dunkin Donuts constructed on Trenton Avenue.

Industrial – The industrial activity remained strong including the completion of Campbell's Soup, Nissan Brake, an addition at Valfilm, and multiple other industrial buildings throughout the city.

Flood Enforcement

The Blanchard River benching project has begun and is expected to be complete in the fall of 2019. Once complete, the benching is projected to positively affect approximately 600 properties. The City of Findlay recently received \$15 million dollars in federal funding for flood mitigation, which will be used for projects along Eagle Creek and other mitigation projects to reduce flooding.

N.E.A.T. Activity

There were approximately 600 cases opened in 2018, many of the cases were closed with voluntary compliance. The 121 cases that were non-compliant we filed within the Findlay Municipal Court for criminal charges.

Zoning Map Update and Future Land Use Plan

As in prior years, updating the Future Land Use Plan and zoning map must be a priority, and the Zoning Department will be available in a supporting role. The zoning code will undergo some minor modifications.