

# FINDLAY CITY COUNCIL AGENDA

**REGULAR SESSION**

**November 3, 2015**

**COUNCIL CHAMBERS**

## **ROLL CALL of 2014-2015 Councilmembers**

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

Acceptance or changes to the October 20, 2015 Regular Session City Council meeting minutes.

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

**PROCLAMATIONS:** - none.

**RECOGNITION/RETIREMENT RESOLUTIONS:** - none.

**PETITIONS:** - none.

**WRITTEN COMMUNICATIONS:** -none.

**ORAL COMMUNICATIONS:** - none.

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

**Board of Zoning Appeals Minutes** – September 10, 2015.

**Findlay City Board of Health minutes** – September 16, 2015.

**Officer/Shareholders Disclosure Form from the Ohio Department of Commerce Division of Liquor Control** for LT Company Inc, dba Tokyo Steakhouse of Findlay, Room 113, located at 1800 Tiffin Avenue, Room 113, Findlay, Ohio for a D5 liquor permit. This requires a vote of Council.

Gregory R. Horne, Chief of Police – for LT Company Inc, dba Tokyo Steakhouse of Findlay, Room 113, located at 1800 Tiffin Avenue, Room 113, Findlay, Ohio. A check of the records shows no criminal record on the following:

Fengxiao Tao

#### **City Auditor Jim Staschiak – life insurance 2016 rates**

The Auditor's Office is in the process of confirming life insurance coverage and rates for 2016. Currently, coverage is as follows:

- The Fire and Police Unions are at a level of \$100,000 coverage for Life and AD&D.
- The Operators Union are at a level of \$25,000 coverage for Life and AD&D.
- Non-union employees are at a level of \$25,000 coverage for Life and AD&D. Non-union employees have been at this coverage level since 2002.

The City's life insurance carrier Cigna has quoted a rate to increase the coverage of non-union employees to \$50,000. This is the amount of benefit that can be provided to an employee without tax implications. The cost of this change would be a \$10,200 increase to the City's premium for 2016 across various funds and would benefit 143 non-union employees.

It has been more than ten (10) yeas since Council has reviewed this subject. Coverage for the Fire and Police Unions last changed in 2006. Appropriations Committee's consideration is part of the annual budget process. If Council moves forward with this, the Auditor's Office will proceed with the necessary steps to ensure the change is made as part of the budget preparations for fiscal year 2016.

#### **Service-Safety Director Paul Schmelzer – Municipal Building rewire project**

The current computer network wiring in the Municipal Building is in a state of disrepair and has become problematic with the use of existing systems and is not compatible with many future technologies. As part of the capital plan, the Computer Services Department proposed rewiring the building to make it compatible with VoIP and prepare for the ever increasing use of data. The main intent was to prepare for the end of support from our current phone carrier in October of 2016. Since the approval of the plan, we have worked with the County to coordinate our efforts and prepare for the system change.

We have been informed by the carrier that unless the change is made next year, there will be a significant increase in monthly phone charges. Additionally, service will likely not even be possible for the current system within the next 5-10 years due to phone companies transitioning away from copper lines. It is the Service-Safety Director's intent to do the project while the building is partially being remodeled so that workers are only disturbed once.

The original estimate for the project was \$45,000 over three (3) years. Current estimate for the rewiring scope of work is \$65,000 for the wiring and \$30,000 for equipment. Legislation to appropriate funds is requested. Ordinance No. 2015-097 was created.

FROM: Capital Improvements-CIT	\$ 95,000.00
TO: Municipal Building Network Rewiring Project #319508	\$ 95,000.00

**Service-Safety Director Paul Schmelzer – Blaine Avenue Waterline Replacement, Project No. 35752100, Elyria Street Waterline Replacement, Project No. 35752000**

Due to the poor condition of the waterline on Blaine Avenue and Elyria Street, these projects were included in the 2015 Capital Improvements Plan. During construction of the sanitary sewer in the West Park area, it was found that the existing waterlines were leaking and are in even worse condition than expected. Helms Excavating of Findlay is the contractor working on the sanitary sewer project. Since they are working in the area, they have provided a construction estimate under the bid limit of \$50,000 for each project.

Previously, \$5,000 was appropriated to each project for design and startup. At this time, an appropriation for the construction contract along with contingency and inspection is needed. Legislation to appropriate funds is requested. Ordinance No. 2015-099 was created.

FROM:	Water Fund	\$ 100,000.00
TO:	Blaine Ave Waterline Replacement <i>Project No. 35752100</i>	\$ 50,000.00
TO:	Elyria St Waterline Replacement <i>Project No. 35752000</i>	\$ 50,000.00

**Treasurer's Reconciliation Report** – September 30, 2015.

**City Planning Commission minutes** – October 8, 2015; **agenda** –November 12, 2015.

**Parks and Recreation Board minutes** – October 19, 2015.

**Traffic Commission minutes** – October 19, 2015.

**Hancock Regional Planning Commission Director Matt Cordonnier**

Hancock Regional Planning Commission and the City of Findlay Zoning Department in coordination with the City Planning Commission and the Council Planning and Zoning Committee have spent the last year working on a lengthy update to the City of Findlay Zoning Code. The City of Findlay has had an opportunity to work with the new City Zoning Code that was adopted at the end of 2011. While enforcing the code over the last three (3) years, regulations that do not work as well as intended have been identified. One overarching theme identified is that several of the regulations were too restrictive. This code update attempts to balance the zoning code and reduce the number of repeat variances requested.

**COMMITTEE REPORTS:**

The **AD HOC COMMITTEE** met on October 21, 2015 to continue discussions on animals in the Municipality. The also met on August 24, 2015 to review Ordinance 505.88 regarding this matter.

*We recommend reviewing other cities of similar size's ordinances, add additional verbiage regarding permitting and will reconvene to discuss in an additional meeting.*

An **AD HOC COMMITTEE** met on October 27, 2015 to continue discussions on sick pay accrual payout upon retirement from the City of Findlay. This meeting is a continuation of the July 27, 2015 Ad Hoc Committee meeting.

*We recommend Council accept the Law Director's revision of Section 20 of the city code to bring the definition of sick pay in line with state regulations .*

The **COMMITTEE OF THE WHOLE** met on October 27, 2015 to discuss the forming of a Citizens Compensation Committee.

This meeting is a continuation of the March 18, 2015, March 31, 2015, May 6, 2015, May 27, 2015, June 23, 2015, and October 14, 2015 Ad Hoc Committee meetings. During the October 14, 2015 Ad Hoc Committee meeting, the committee recommended this topic be discussed during the October 27, 2015 Committee of the Whole meeting prior to legislation being drawn up.

It was referred to the Appropriations Committee by City Council during the June 2, 2015 regular session City Council meeting where it was discussed during the June 9, 2015 Appropriations Committee meeting.

It then was referred back to the Ad Hoc Committee during the June 16, 2016 regular session City Council meeting.

A **COMMITTEE OF THE WHOLE** meeting was held on Tuesday, October 27, 2015, for the Workforce Development Coalition to present to City Council their findings and strategies to help address some pressing workforce needs for the short and long term.

**LEGISLATION:**

**RESOLUTIONS:**

**RESOLUTION NO. 028-2015** (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).

**ORDINANCES**

**ORDINANCE NO. 2015-088** *(Corporate One Benefits renewal)*

**third reading**

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY TO ENTER INTO A CONTRACT WITH CORPORATE ONE BENEFITS TO PROVIDE BROKER SERVICES AS IT RELATES TO THE CITY OF FINDLAY HEALTH INSURANCE PLAN, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2015-092** *(year-end appropriations)*

**second reading**

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2015-093** *(601 N Main St rezone)*

**second reading**

AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS 601 NORTH MAIN STREET REZONE) WHICH PREVIOUSLY WAS ZONED "C-2 GENERAL COMMERCIAL" TO "R-4 MULTI-FAMILY".

**ORDINANCE NO. 2015-094** *(301 & 305 E Lima Ave rezone)*

**second reading**

AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS 301 AND 305 EAST LIMA STREET REZONE) WHICH PREVIOUSLY WAS ZONED "R-2 SINGLE FAMILY" TO "M-2 MULTI-FAMILY".

**ORDINANCENO. 2015-095** *(Blanchard Valley Health System patient navigation program)*

**second reading**

AN ORDINANCE AUTHORIZING THE MAYOR AND/OR SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO, TO CONTRACT WITH BLANCHARD VALLEY HEALTH SYSTEM AS THE THIRD PARTY ADMINISTRATOR FOR THE PATIENT CARE NAVIGATION PORTION OF THE CITY OF FINDLAY'S HEALTHCARE PLAN, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2015-096** *(W.O.R.C. Program contract staffing)*

**second reading**

AN ORDINANCE TRANSFERRING FUNDS, APPROPRIATING FUNDS, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2015-097** *(Municipal Building network rewiring)*

**first reading**

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2015-098** *(zoning code)*

**first reading**

AN ORDINANCE REPEALING THE CURRENT ZONING CODE, CHAPTER 1101 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, AND IN ITS PLACE, ENACTING A NEW CHAPTER 1101 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO; TO BE KNOWN AS "CITY OF FINDLAY ZONING ORDINANCE"; ADOPTING, APPROVING, AND INCORPORATING THE CURRENT ZONING MAP, ALONG WITH THE ENTIRE TEXT OF NEW CHAPTER 1101 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO AS IF FULLY REWRITTEN HEREIN.

**ORDINANCE NO. 2015-099** *(Blaine Ave/Elyria St waterline replacements)*

**first reading**

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

***UNFINISHED BUSINESS:***

OLD BUSINESS  
NEW BUSINESS

# Board of Zoning Appeals

## September 10, 2015

**Members present:** Chairman, Phil Rooney; David Russell, Secretary; Sharon Rooney; Douglas Warren; George McAfee.

The meeting was called to order at 6:03 p.m. by Mr. Rooney. Mr. Rooney introduced the members to the audience and the general rules were reviewed.

**Case # 53731-BA-15 (2117 Juno Drive)** was introduced and Mr. Richard gave his review as follows: Filed by Matthew Long, agent for Findlay One LLC, the applicant is attempting to secure a variance to section 1162.05B as it relates to the development standards currently specified in Chapter 1126 of the City of Findlay Zoning Ordinance. The applicant is requesting the Board to allow the site to be reconstructed in its present state, as approved previously by the City Planning Commission under different development standards, if the site is ever damaged by more than 75% of its actual cash value, exclusive of the foundations.

Over the past several years, the Zoning Office has evaluated the subject property regarding its compliance to current requirements, as requested by lending institutions, title companies, and appraisers. This property was developed under a P.U.D that was later repealed with the adoption of the current zoning code and map. Upon review, it has been discovered that the current site does not meet today's development standards. As a result, the applicant is seeking a "preemptive" variance in case the site ever sustains a catastrophic event that destroys all or some of the apartment units by more than 75% of their actual cash value, not including the foundations.

The code states, "The Board shall hear appeals from any order, requirement, decision or determination made by the Zoning Administrator." It is in our opinion that this case does **not** fall under the authority of the Board, If the site sustains a qualifying event, THEN it should be presented to the Board of Zoning Appeals for a variance to reconstruct the site in its present state. As of this moment, no order, requirement, decision or determination has been made regarding this site because there has been to catastrophic event. We have only evaluated the site regarding its compliance to the current development standards.

Stephen Roepke, attorney with Eastman & Smith, 510 South Main Street, Findlay, Ohio, stated that the reason for the variance is so the site can be rebuilt for the purpose of refinancing. The City has changed the code and caused the site to be noncompliant. Fannie Mae and Freddie Mac requires the site have the ability to be reconstructed as it is today in the event of a catastrophe. He presented a packet from the City of Wooster and cited an identical situation. The Board of Zoning Appeals for that city granted a variance for a development that did not comply with current zoning standards. Under the current requirements, there would be about a 10% loss in density if the site had to be rebuilt today. This will have a significant economical impact.

Mrs. Rooney asked what would happen to the paperwork with the decision. Would it get attached to the subdivision regulations?

Mr. Roepke stated that it would be turned into the financial institution so the refinancing could be finalized.

Mr. Dan Calvin, attorney, 225 N. Market Street, Wooster Ohio said that by doing this, the financial institution will move forward.

Mr. Warren asked about the site plan. Why weren't current setbacks and proposed setbacks shown on a plan?

Mr. Rooney explained that this request is for one lot and they want it to development in the future as it is today if there is a qualifying damage.

Mr. Warren reviewed the appeals processes and options. He questioned why he wasn't in front of the City Planning Commission? They changed the zoning requirements (ultimately City Council).

There was more discussion on who has what authority regarding setbacks and development.

Mr. Warren does not think it belongs with the BZA.

Mr. Roepke stated that they could petition City Council to change the ordinance, but it would be a much more difficult and lengthy process. They want to go the simple and quick pathway to get the financing process completed. He stated the City has caused the problem.

Mrs. Rooney asked if the refinancing was required. No one had an answer to that question.

Mr. Warren asked Mr. Richard about the length of time on the variance. Does it only have a 24 month lifespan?

Mr. Richard stated that the lifespan is 60 days, in which the applicant has to obtain a permit. The permit is then good for a year and can be extended. The Purpose of the BZZ is to make a decision on a proposed development, not for something that may happen. The applicant is asking for the request to be open-ended.

Mr. McAfee asked if I had consulted asked the Law Director of his opinion on whether this case should be before the Board.

Mr. Richard stated that the Law Director does not believe it should be here as well as the Planning Department staff. This case was filed and you are being asked to decide if it should be before the Board. If the Board feels that it should, then it should proceed with a decision or action. The City does not believe this is the function of the Board of Zoning Appeals.

Mr. Roepke stated that the actions of the City of Findlay have put a property owner in peril since they cannot refinance under federal rules. There has to be a remedy for the peril that has been caused. The case in Wooster should be considered. He discussed some elements of that case were mentioned. Mr. Roepke stated that he would make a recommendation to the client that a 24 month time limit would be

agreed upon. Then, the issue could be revisited. In the meantime, the refinancing could proceed. It's nothing the client has done to cause the problem.

Mr. McAfee asked if stipulations could be placed on the variance.

Mr. Richard stated that the Board can place any condition on a variance that they choose.

There was discussion regarding the time limit and whether it was necessary. Would the financial institution know if there was such a condition?

Mr. Richard stated that he would be obligated to state that fact in a letter.

Mr. Ken Radke, 2564 Burberry Ct., was sworn in. He wanted to know what modifications were being planned if the site was rebuilt. He was concerned with two-story buildings. He was concerned that they would make up the 10% loss with two-story apartments.

Mr. Rooney indicated that the request is to rebuild the units as they are today. The site would have to be reviewed again by the CPC and a variance would have to be granted if the site was destroyed and was proposed to be rebuilt as it is today.

Mr. McAfee made a motion to grant the variance with a 24 month lifespan and an appeal to be made to the appropriate body (City Planning Commission).

Mrs. Rooney seconded the motion.

By a roll call vote: Mr. Russell- Abstain; Mr. Warren- Abstain; Mrs. Rooney- Aye; Mr. McAfee- Aye; Mr. Rooney- Abstain.

The vote results in a "no action". Mr. Richard stated that the case will automatically be heard next Thursday since no action was formally taken. He will consult with the Law Director to make sure of what the next step is.

Mr. Roepke asked since there were two "yes" votes, wouldn't that be enough to have the variance granted?

Mr. Richard stated that it takes a majority of the membership of the Board to make a decision, not a majority of the quorum.

**Case # 53831-BA-15 (210 W. Yates Avenue)** was called and was reviewed by Mr. Richard:

The applicant is seeking a variance from section 1161.01.1C2 of the City of Findlay Zoning Ordinance. This section prohibits accessory buildings from exceeding 900 square feet in area. The applicant has proposed a detached garage with 1,056 square feet of floor area.

The applicant removed a detached garage and has started construction of a 24 x 36 foot detached garage (864 square feet). He wants a roofed 8 X 24 foot porch on the building. The porch counts toward the total square footage of the building and causes the building to be over the maximum allowable area by 156 square feet.

This porch could be enclosed at anytime without the requirement of a zoning permit since the building line would already be established with the proposed covered area.

The owner has poured a foundation for the porch in anticipation of having the variance granted. If the request is denied, then he will install a patio area.

There is no hardship evident in this case.

Robert Van Atta Jr. and Lori Van Atta, applicants, were sworn in. Mr. Van Atta stated he wanted a covered area for grilling and maybe storing firewood. They have gotten approval from all of the neighbors. They have no intention of ever enclosing it.

Mr. McAfee made a motion to approve the variance, with the condition the permit be obtained within 60 days.

Mrs. Rooney seconded the motion.

The motion passed 5-0.

Mr. Rooney made a motion to approve the August 20, 2015 minutes.

Mrs. Rooney seconded the motion. The motion passed 5-0.

Mr. Richard reminded the Board that he will tell them what will come next for the first case that was heard tonight. Mr. McAfee cannot. Everyone else can attend on August 17, 2015.

There was more discussion about preemptive variance requests.

Mrs. Rooney made a motion to adjourn and it was seconded by Mr. Rooney.

The meeting was adjourned.

  
\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
Secretary

## FINDLAY CITY BOARD OF HEALTH MINUTES

REGULAR SESSION

Sept. 16, 2015

FINDLAY CITY MUNICIPAL BUILDING

### 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
- X Dr. Robert McEvoy
- X Mrs. Joan Work
- A Licensing Council Rep Vacant

### Staff Attendance:

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

- X Will McHugh

**Call to Order:** Board President Greg Cline called the meeting to order at 7:32 A.M.

**Minutes:** Mr. Cline called for a motion to accept the August minutes. Dr. McEvoy moved to accept the minutes from the August 19, 2015 Board of Health meeting as circulated. Seconded by Mrs. Work. **Motion carried 4-0. Filed.**

### HEALTH COMMISSIONER REPORT

1. Dr. Mills updated the Board on activities of the Hancock Pathways action group. He shared a copy of the brochure that is being developed and noted the University of Findlay has put together a video on the benefits of community trails. A logo and website have also been developed and the Hancock Parks District has established a fund titled the Blanchard River Greenway Trail to accept donations. Next steps will include bringing the information to the public to start raising the necessary funding. The group is trying to make sure what they are doing coordinates with other projects including the downtown improvement project and any development of FEMA affected areas around the river. The first phase of the Pathways project will be to extend the current trail from Riverside Park to Bright Road.

### DEPUTY HEALTH COMMISSIONER REPORT

1. Drug overdoses continue to be a concern with seven overdose deaths recorded in the first half of this year. Mrs. Wilhelm noted that she recently trained and distributed 5 Naloxone kits to members of the Hancock Metrich Unit and officers indicated there had been at least three more overdoses over the weekend. In July and August Blanchard Valley Hospital saw 22 emergency room visits related to drug overdoses. In addition to tracking these numbers a committee has been working on how to conduct overdose reviews. The hospital, ADAMHS Board, treatment providers and the health department are looking at the possibility of working with the University of Findlay to develop a research project surrounding these reviews. The



University is interested and are investigating a protocol and project that could get IRB approval.

- 2..Pursuant to previous Board discussions Mrs. Wilhelm shared a resolution regarding the legalization of marijuana that had been provided in the Board packet. Law Director Don Rasmussen has reviewed and approved the resolution. **Dr. McEvoy moved to approve the resolution against the legalization of marijuana.** Seconded by Mr. Alge. **Motion carried 4-0. Filed.** Dr. Mills noted more discussion is being seen on social media regarding the heroin problem. People are speaking out and sharing their story. Dr. McEvoy noted an excellent program is being held at the University of Findlay on Wednesday evenings regarding addiction and is open to the public. They will be bringing in a nationally known speaker on Wednesday November 18, 2015.
3. Mrs. Wilhelm explained that new performance management software for use with the new combined health district has been purchased. This software will be extremely useful as we pursue accreditation as is designed to enhance and manage the performance of a public health organization. Money was set aside in a special project account and the purchase was made through the Findlay City Health Department so the expense will come before this Board for approval. She further explained that these costs will be considered when the city and county rectify costs as the end of the year.

#### **NURSING REPORT**

1. There was no report from the nursing division.

#### **ENVIRONMENTAL HEALTH REPORT**

1. Mr. Niese updated the Board on the status of mosquito spraying. His division finished up spraying around the fairgrounds just prior to the fair. Unless a mosquito borne illness would surface he is winding down the spraying program for this year. With the weather turning cooler mosquito activity is decreasing.
2. The Board was also made aware of a recent car accident involving one of the staff sanitarians. The vehicle was struck as he was turning into the University of Findlay parking lot. The employee was a little sore but suffered no serious injuries and refused treatment. The Board expressed their concern and relief that the employee was not injured.
3. **Dr. McEvoy motioned to approve the plan and specifications for: The Links Indoor Golf, 2435 S. Main St.** Seconded by Mr. Alge. **Motion carried 4-0. Filed.**

## EMERGENCY RESPONSE / EPI REPORT

1. Mr. Masters informed the Board that he had received results from the out-of-state outbreak following the meeting on August 19<sup>th</sup>, and both samples were negative for Cryptosporidium and Giardia. These results were communicated to the family and education on exposure, spread, and prevention was provided as well.
2. Mr. Masters updated the Board that following the August 19<sup>th</sup> meeting in which he discussed a long term care facility, Mr. Masters did receive two (2) stool samples and submitted to ODH Lab for testing. Both samples came back from the ODH Lab positive for *Norovirus G1*. These results were conveyed to the facility along with education to reduce risk of future gastrointestinal illnesses. Dr. McEvoy inquired as to whether there are more cases of Norovirus now or is it due to better reporting by the facilities. Mr. Masters responded that he feels it is due to better reporting. Mr. Masters stated that he communicates regularly with long-term care facilities on the reporting requirements, and he will be mailing an information packet to these businesses in October which explains when and how illnesses are to be reported.
3. Mr. Masters provided an update on the AED training that was held at the Findlay Village Mall on September 9<sup>th</sup>. There were 16 mall employees who were certified in AED use and Basic Life Support (BLS) by two Medical Reserve Corps volunteers, John Stanovich and Debra Parker. Both of these individuals are pharmacists and professors at the University of Findlay. Mr. Masters stated that there was an article and photo in The Courier on September 10<sup>th</sup> about the training. Mr. Masters explained that the employees at the mall, including management, had only high praise for the instruction they received and Mr. Masters wrote thank you letters to both instructors (copies to Katherine Fell, University President) and passed along those employee comments to them.

## PLUMBING REPORT

1. Mr. Helms had nothing new to report.

## MEETING REQUESTS

### Mrs. Work moved to approve the travel requests.

1. September 22, 2015: Noah Stuby to attend Baby & Me Tobacco Free Facilitator Update, Columbus Ohio. No Cost.
2. October 29, 2015: Barb Wilhelm and Noah Stuby to attend *Writing A Quality Improvement Plan for Your Agency*. Sponsored by O.S.U.. Cost \$160 per team & lunch.
3. Oct. 14-15, 2015: Craig Niese, Kurt Schroeder and Don Pierson to attend Northwest Ohio Environmental Health Association Fall Conference. Cost Lodging, Registration

Seconded by Dr. McEvoy. **Motion carried 4-0.** Filed.

**OLD/UNFINISHED BUSINESS**

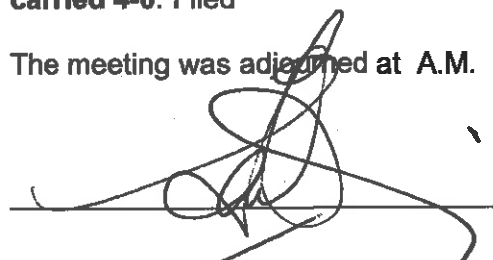
None

**NEW BUSINESS**

**EXPENSES**

**Mr. Alge moved to approve the expenses for September.** Seconded by Dr. McEvoy. **Motion carried 4-0.** Filed

The meeting was adjourned at A.M.

  
\_\_\_\_\_, President

  
\_\_\_\_\_, Secretary (Health Commissioner)

# City of Findlay

Lydia Mihalik, Mayor

## POLICE DEPARTMENT

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

October 26, 2015

The Honorable Council:

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

Fengxiao Tao

LT Company Incorporated, DBA Tokyo Steakhouse of Findlay Room 113, 1800 Tiffin Avenue, Findlay, Ohio 45840.

Sincerely,



Gregory R. Horne  
Chief of Police

**NOTICE TO LEGISLATIVE  
AUTHORITY**

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

TO

49513050005 <small>PERMIT NUMBER</small>		NEW <small>TYPE</small>	LT COMPANY INC DBA TOKYO STEAKHOUSE OF FINDLAY RM 113 1800 TIFFIN AV FINDLAY OH 45840	
10 22 2015 <small>ISSUE DATE</small>				
10 22 2015 <small>FILING DATE</small>				
D5 <small>PERMIT CLASSES</small>				
32 <small>TAX DISTRICT</small>	044 <small>PERMIT CLASSES</small>	A	B01533 <small>RECEIPT NO.</small>	

FROM 10/26/2015

PERMIT NUMBER		TYPE
ISSUE DATE		
FILING DATE		
PERMIT CLASSES		
TAX DISTRICT		RECEIPT NO.



MAILED 10/26/2015

RESPONSES MUST BE POSTMARKED NO LATER THAN. 11/27/2015

**IMPORTANT NOTICE**

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

REFER TO THIS NUMBER IN ALL INQUIRIES

**A NEW 4951305-0005**

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

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

WE DO NOT REQUEST A HEARING.

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

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

(Signature)

(Title)-  Clerk of County Commissioner

(Date)

Clerk of City Council

Township Fiscal Officer

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

PERMIT NUMBER (CORPORATION) 49513050005  
LT COMPANY INC  
DBA TOKYO STEAKHOUSE OF FINDLAY  
RM 113  
1800 TIFFIN AV  
FINDLAY OH 45840

F.T.I. NUMBER 47-2320900  
STATUS (ACTIVE OR INACTIVE) ACTIVE  
SHARES OUTSTANDING .00  
ACTIVE DATE 08/05/15  
INACTIVE DATE  
EXCEPTION CODE TEXT  
STOCK TRANSFER CODE TEXT AND DATE  
FENGXIAO TAO

.00 08/05/15 ACTIVE PRESIDENT



# 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

Wednesday, October 28, 2015

The Honorable Council  
Findlay, Ohio

Dear Council Members,

At this time my office is in the process of confirming life insurance coverage and rates for 2016. Currently coverage is as follows:

- The Fire and Police Unions are at a level of \$100,000 coverage for Life and AD&D.
- The Operators Union are at a level of \$25,000 coverage for Life and AD&D.
- Non-union employees are at a level of \$25,000 coverage for Life and AD&D. Non-union employees have been at this coverage level since 2002.

The City's life insurance carrier, Cigna, has quoted a rate to increase the coverage of non-union employees to \$50,000. This is the amount of benefit that can be provided to an employee without tax implications. This cost of this change would be \$10,200 increase to the City's premium for 2016 across various funds and would benefit 143 non-union employees.

It has been more than 10 years since Council has reviewed this subject. Coverage for the Fire and Police Unions last changed in 2006. I believe consideration of this by your appropriations committee would be timely as part of our annual budget process.

Should Council choose to move forward, my office would proceed with the necessary steps to ensure the change is made as part of the budget preparations for fiscal year 2016.

Respectfully submitted,

Jim Staschiak II  
City Auditor



## Office of the Mayor

Lydia L. Mihalik

318 Dorney Plaza, Room 310  
Findlay, OH 45840

Telephone: 419-424-7137 • Fax: 419-424-7245  
[www.findlayohio.com](http://www.findlayohio.com)

Honorable City Council  
Findlay, OH 45840

October 14, 2015

RE: Municipal Building rewire project

Dear Council Members:

The current computer network wiring in the municipal building is in a state of disrepair, and has become problematic with the use of existing systems, and is not compatible with many future technologies. As part of the capital plan, the computer services department proposed rewiring the building to make it compatible with VoIP and prepare for the ever increasing use of data. The main intent was to prepare for the end of support from our current phone carrier in October of 2016. Since approval of the plan, we have worked with the County to coordinate our efforts and prepare for the system change.

The carrier has informed us that unless the change is made next year, we will face a significant increase in monthly phone charges. Additionally service will likely not even be possible for the current system within the next 5-10 years due to phone companies transitioning away from copper lines. I would also like to do the project while the building is partially being remodeled so that workers are only disturbed once.

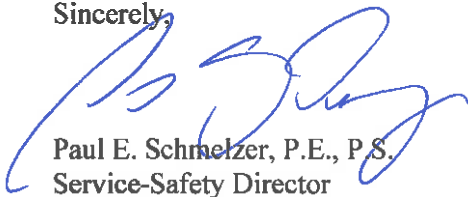
The original estimate for the project was \$45,000 over three years. Current estimate for the rewiring scope of work is \$65,000 for the wiring and \$30,000 for equipment.

By copy of this letter I am requesting legislation for the following:

FROM:	Capital Improvements-CIT	\$95,000
TO:	Municipal Building Network Rewiring Project #319508	\$95,000

Thank you for your consideration in this matter.

Sincerely,



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

pc: Don Rasmussen  
Jim Staschiak



# City of Findlay

Lydia Mihalik, Mayor

## ENGINEERING DEPARTMENT

318 Dorney Plaza, Room 304 • Findlay, OH 45840

Phone: 419-424-7121 • Fax: 419-424-7120

www.findlayohio.com

October 29, 2015

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

Honorable City Council  
Findlay, OH 45840

RE: Blaine Avenue Waterline Replacement, Project No. 35752100  
Elyria Street Waterline Replacement, Project No. 35752000

Dear Council Members:

Due to the poor condition of the waterline on Blaine Avenue and Elyria Street, the above-referenced projects were included in the 2015 Capital Improvements Plan. During construction of the sanitary sewer in the West Park area, it was found that the existing waterlines were leaking and are in even worse condition than expected. Helms Excavating of Findlay is the contractor working on the sanitary sewer project. Since they are working in the area, Helms has provided a construction estimate under the bid limit of \$50,000 for each project.

Previously, \$5,000 was appropriated to each project for design and startup. At this time, an appropriation for the construction contract along with contingency and inspection is needed. By copy of this letter, the Law Director is requested to prepare the legislation necessary to appropriate the funds as follows:

FROM:	Water Fund	\$100,000
TO:	Blaine Ave Waterline Replacement Project No. 35752100	\$50,000
	Elyria St Waterline Replacement Project No. 35752000	\$50,000

Thank you for your consideration in this matter.

Sincerely,



Brian Thomas  
City Engineer

pc: Don Rasmussen  
Jim Staschiak

Flag City, USA



## TREASURER'S OFFICE

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

SUSAN JO HITE  
CITY TREASURER

### Treasurer's Reconciliation for September 30, 2015

#### TREASURER

Fifth Third Initial Balance	4,954,752.42
- Withdrawals ()	(6,934,137.28)
+ Deposits	4,897,745.78
Ending Balance	2,918,360.92

- Outstanding checks ()	(243,479.43)
Auditor's adjustment	
Bank Adjustment	
+ Outstanding error	

Treasurer's Checking Bal	2,674,881.49
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Investment Principal	52,480,383.40
Accrued Bond Interest	3,047.05


Treasurer's Total Cash and Investments	55,158,311.94
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#### AUDITOR

Auditor's Checking Bal	2,674,881.49
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Auditor's Total Cash and Investments	55,158,311.94
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Respectfully submitted,

  
Susan Jo Hite  
Treasurer

# City of Findlay City Planning Commission

Thursday, October 8, 2015 - 9:00 AM  
Municipal Building, Council Chambers

## Minutes

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

### **MEMBERS PRESENT:**

Paul Schmelzer  
Lydia Mihalik  
Dan DeArment  
Jackie Schroeder

### **STAFF ATTENDING:**

Matt Pickett, FFD  
Matt Cordonnier, HRPC Director  
Judy Scrimshaw, HRPC  
Todd Richard  
Don Rasmussen  
Brian Thomas

### **GUESTS:**

Tom Shindeldecker, Ken Koch, Joe Edinger, Linda Edinger, Craig Spoon, Todd Jenkins, Colin Cox, Jerry Murray, Dan Stone, Charles Clapper, Jacob Mercer, Lou Wilin, Mr. Frick

### **CALL TO ORDER**

### **ROLL CALL**

The following members were present:

Paul Schmelzer  
Dan DeArment  
Lydia Mihalik  
Jackie Schroeder  
Dan Clinger

### **SWEARING IN**

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

### **APPROVAL OF MINUTES**

Dan Clinger made a motion to approve the minutes of the September 10, 2015 meeting. Dan DeArment seconded. Motion to accept carried 5-0.

## **NEW ITEMS**

**1. APPLICATION FOR CONDITIONAL USE #CU-02-2015 filed by James Heck and Michael Gardner (Milstein, Jaffe & Goldman) 101 W. Sandusky St., Suite 201, Findlay, OH for proposed townhouses to be located on the first and second floor at 316 Dorney Plaza.**

### **HRPC**

#### **General Information**

This request is located off the west side of S. Main Street. It is zoned C-3 Downtown and all surrounding parcels are also zoned C-3. The property is located within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as downtown.

#### **Parcel History**

This proposal was approved by FCPC on November 14, 2013.

#### **Staff Analysis**

The applicant is proposing to convert the building into three (3) two story residential townhouses.

In the C-3 Downtown zoning district residential uses are a Conditional Use and are limited to the upper floors of the commercial buildings. The BZA cannot grant a use variance so the applicant is asking Planning Commission for a waiver to allow the residential use to occupy the first floor of the building.

As stated above this item was approved back on November 14, 2013 and had to be resubmitted due to the lack of action on the project for more than 12 months.

### **ENGINEERING**

No objections

### **FIRE PREVENTION**

Inspections are ongoing

### **STAFF RECOMMENDATION**

Staff recommends that FCPC **waive the Condition that residential uses cannot occupy the first floor of a building in C-3 Downtown district.**

### **DISCUSSION**

Paul Schmelzer noted that in the new amendments being proposed for the zoning code these will be in compliance as first floor residences. So, this request is only hear now because we do not have the code amended yet.

## **MOTION**

Paul Schmelzer made a **motion to recommend approval of APPLICATION FOR CONDITIONAL USE #CU-02-2015 for proposed townhouses to be located on the first and second floor at 316 Dorney Plaza.**

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

**VOTE:** Yay (4) Nay (0) Abstain (1)

## **2. PETITION FOR ZONING AMENDMENT #ZA-11-2015 filed to rezone 301 & 305 E. Lima Street, Findlay from R-2 Single Family to M-2 Multiple Family High Density.**

### **HRPC**

#### **General Information**

This request is located on the south side of E. Lima Street just east of Maple Avenue. It is currently zoned R-2 Single Family Medium Density. All parcels to the east, west and south are also zoned R-2. To the north is zoned C-2 General Commercial. It is not within the 100 year flood plain. The Land Use Plan designates the area as Single Family Small Lot.

#### **Parcel History**

#### **Staff Analysis**

Both 301 and 305 E. Lima were zoned B Residential prior to the zoning code changes. 305 E. Lima was a legal duplex and according to Todd Richard it added a 3<sup>rd</sup> unit sometime in 1984 without a change of use permit. The owners wish to make the triplex legal by rezoning to multi-family rather than have to convert back to a two family unit.

301 E. Lima was also zoned B Residential in the old code. This did permit a duplex. It currently has 3 units according to the Auditor, 301 and 301 ½ E. Lima Street and 805 Maple Avenue. The only permits we could find were for an addition to 805 Maple issued in 1963. It appears that it was a two family dwelling at that time. 1982 is the first year it shows up as 3 units and there is no evidence of any permits to add the additional dwelling.

Because these are existing old homes in an established older neighborhood, requirements of the M-2 zoning like setbacks would be impossible to meet. Our main concern with these types of properties is the availability of off street parking.

305 E. Lima has a long driveway on the west side of the home that goes from Lima Street to the alley. There is a concrete pad area in the rear that could potentially hold up to 6 vehicles. Between the driveway and that pad there is more than ample room for the required 8 parking spaces.

301 E. Lima/805 Maple has a two car garage and room for 3 additional cars on the asphalt in front of the garage and extending north toward the home. We can see the potential for parking of 5 vehicles off street. A triplex requires 8 spaces per the code. Maple Avenue is narrow and allows parking on the west side of the street only. There is posted “no parking” on E. Lima in front of both of the homes in this request. I visited the site twice and Maple Street was always full of vehicles parked on the street. This is a prime example of why the off street parking is an issue in the older neighborhoods where homes have been converted to multi family.

I could only see two electric meters on the east side of the home. It looks like a third was removed. I confirmed with the owner that there are currently only two living units in the structure.

### **Staff Recommendation**

HRPC Staff recommends that FCPC recommend **to Findlay City Council that 305 E. Lima be rezoned to M-2 Multiple Family High Density and that 301 E. Lima be rezoned to R-4 Two Family due to the inability to meet the parking standards of the M-2.**

### **ENGINEERING**

No Objections

### **FIRE PREVENTION**

No comments

### **STAFF RECOMMENDATION**

Staff recommends that FCPC **recommend that Findlay City Council rezone 305 E. Lima to M-2 Multiple Family High Density and to rezone 301 E. Lima to R-4 Two Family.**

### **DISCUSSION**

Colin Cox stated that he had discussed this situation with Ken Koch who owns 305 E. Lima. He said he believes that they have come up with a solution to the parking issue. Mr. Cox said that just south of the garage is some parking area that they could gain access to via the driveway at 305 E. Lima. Mr. Koch agreed that they can provide the extra parking that Mr. Cox needs for 301 E. Lima on his property.

Mr. Koch commented that the streets are very full of parked cars now and he thinks much of it is due to the Marathon construction. He sees people parking along the street and then heading north in the direction of Marathon. Once the parking buildings and lots are complete he feels that this situation will be alleviated. Mr. Koch says that he has given permission to one individual to park on his property that is a Marathon employee.

Mr. Schmelzer said that we are making a determination on the zoning based on our perception of how the parking can be accomplished. He said if we rezone that we will see a plan for the parking and those agreements that are being discussed. Ms. Scrimshaw stated that yes; they should have the agreement to give to Todd Richard before he will issue the Change of Use Permits.

Mr. Schmelzer asked if moving in the direction of 3 family units is where this neighborhood may be going when we look at the bigger picture with the map and zoning districts. Judy Scrimshaw commented that there are a lot of things on this street. There are a lot of rentals that are duplexes or triplexes. When we had the period of time that property owners could apply free of charge to change their zoning, we had a few applications on this part of Lima Street. The whole north side of this street is actually zoned C-2 General Commercial and the far east end is zoned Industrial.

Mr. Schmelzer again stated that we would not be inconsistent with where we are going by recommending changing these properties now. Ms. Scrimshaw said that she does foresee a lot of changes to the zoning on this street when we address the map. Many of these were probably existing when they were zoned B Residential and of course the C-2 permitted about anything.

Mr. Cordonnier stated that he agreed with the reasoning that this street is a conglomeration of many uses and this is not inconsistent with what will probably be done with map changes. Giving them the zone change means they are permitted to have the 3 family homes, but if they can't meet standards for parking and such, then Todd Richard will not issue the Change of Use permits. Mr. Cordonnier also noted that the zoning amendments will make the R-4 a district for two and three family units.

Mr. Schmelzer told the applicants that they need to put their parking plan on paper, and have the proper documents to be recorded. He stated that of course it has to be functional

### **MOTION**

Paul Schmelzer made a **motion to recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-11-2015 filed to rezone 301 & 305 E. Lima Street, Findlay from R-2 Single Family to M-2 Multiple Family High Density.**

2<sup>nd</sup>: Lydia Mihalik

**VOTE:** Yay (5) Nay (0) Abstain (0)

### **3. PETITION FOR ZONING AMENDMENT #ZA-12-2015 filed to rezone 601 N. Main Street, Findlay from C-2 General Commercial to R-4 Two Family Residential.**

### **HRPC**

#### **General Information**

This request is located on the east side of N. Main Street directly across from the intersection of Defiance Avenue. It is zoned C-2 General Commercial and all abutting property is also zoned C-2. It is not located within the 100 year flood plain. The City of Findlay Land Use Plan designates the area as Single Family Small Lot.

#### **Parcel History**

This building has historically had a business on the first floor and a residence on the second. (location of a retail health food store and tattoo parlor in recent times)

### **Staff Analysis**

The Main Street frontage was originally zoned as Commercial when zoning was initially adopted. When formulating the Land Use Plan, much of it was designated as being residential or a local commercial district. Much of the frontage is residential in nature whether single family or converted multi family. We recently rezoned a home in the 700 block that strictly wanted to go back to a single family home. The commercial zoning districts impose greater setbacks and such and make it difficult to do additions etc. plus the residential uses are then technically non-conforming uses.

This particular property is conducive to the R-4 zoning because there is already an upstairs unit and conversion of the bottom floor to residential would be fairly easy. There is ample parking in a lot to the rear of the building.

The property immediately north at 605 N. Main is listed on the Auditor's website as a two family unit as well so it is not the only property here that is residential.

The owner will need to obtain a change of use permit from the zoning department to legally establish his duplex once the zoning is approved.

### **Staff Recommendation**

HRPC Staff recommends that FCPC recommend **approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-12-2015 filed to rezone 601 N. Main Street, Findlay from C-2 General Commercial to R-4 Two Family Residential.**

### **ENGINEERING**

No objections

### **FIRE PREVENTION**

No Comments

### **STAFF RECOMMENDATION**

Staff recommends that FCPC recommend approval to Findlay City Council of **PETITION FOR ZONING AMENDMENT #ZA-12-2015 filed to rezone 601 N. Main Street, Findlay from C-2 General Commercial to R-4 Two Family Residential.**

### **DISCUSSION**

Dan Clinger asked what is due east of this parcel. Ms. Scrimshaw replied that she had received a call from the owner of that building. He has the same address as Mr. Edinger's and wanted to make sure the rezoning did not include his parcel. Mr. Clinger asked if it is a residence also. Mr. Edinger replied that it is a storage building. Mr. Clinger asked what the uses of homes to the north are now. Ms. Scrimshaw replied that the first one is a duplex and Mr. Edinger stated that the next one is a triplex.



Mr. Edinger commented that he wished the City had a way to make this easier. He said his is a somewhat unique property. It would lend itself well to office space or retail space, but it is also residential and has been. The expense of having to pay \$250 and wait 3 months for a final approval to change the zoning is a somewhat toxic environment for the business he is in. He feels it's cumbersome. If he has an attorney or something in the future that wants to rent it he would have to go through the process again. He stated that time is always of the essence in the real estate business. He would suggest that perhaps the zoning officer be given greater authority to do these kinds of changes. Mr. Edinger said that this request came as a result of the recommendation of Mr. Richard. He has a tenant that lives in the upstairs and wants to purchase it. When he applied for a mortgage, the bank noticed it was zoned C-2 and they asked for a letter from the City that this could be rebuilt if destroyed. That is what led to all of this. Mr. Edinger said that there have always been apartments in the building.

Mr. Cordonnier commented that in the proposed amendments to the zoning code, when a residential unit is located within a commercial district, there will be provision to allow a rebuild letter to be written. Then the structure will be able to be rebuilt to whatever residential standard is appropriate for the lot. There is normally not a lot of flexibility to take a property and have it be an office one year, then two apartments the next and then convert back. That is by design. He said he doesn't think they want owners to be converting back and forth from businesses to residential and so on depending on who their most likely tenant may be.

Paul Schmelzer stated that he thinks that where they are going with the new language is helpful for these situations. We used to have the pyramidal scheme which may have had some advantages for the owners, but perhaps for the neighbors it could present a lot of disadvantages.

Mr. Cordonnier commented that the residential was removed from commercial zoning back in the mid 2000's and was not a result of the zoning code re-write of 2012. He said he feels the new update will be somewhat of a mix of the pyramidal scheme and where we are today.

### **MOTION**

Paul Schmelzer made a **motion to recommend approval to Findlay City Council of PETITION FOR ZONING AMENDMENT #ZA-12-2015 filed to rezone 601 N. Main Street, Findlay from C-2 General Commercial to R-4 Two Family Residential.**

**2<sup>nd</sup>:** Dan Clinger seconded.

**VOTE:** Yay (5) Nay (0) Abstain (0)

**4. SITE PLAN APPLICATION #SP-21-2015 filed by W. Lima Street Properties, LLC, 814 W. Lima Street, Findlay for proposed 60,000 square foot warehouse building to be located at 920 W. Lima Street.**

### **HRPC**

#### **General Information**

This site is located on the north side of W. Lima Street west of Western Avenue. It is zoned I-2 General Industrial. All surrounding parcels are also zoned I-2. It is not within the 100 year flood plain. The Land Use Plan designates the area as Industrial.

## **Parcel History**

Vacant ground

## **Staff Analysis**

The applicants are proposing to construct a 60,000 square foot warehouse with a small office. The dock area will be on the south side (front) and will be accessed by W. Lima Street.

All setbacks are met. (50' front, 30' side and 30' rear) The height of the building appears to only be about 19' at the tallest point. This is well below the 60' maximum. There are no architectural standards for industrial uses.

Parking is provided in a lot on the south side of W. Lima across from the building immediately east of the proposed warehouse. According to the calculations submitted by the applicant the largest shift working at the entire facility is 40 people requiring 44 parking spaces. The south lot can accommodate 144 cars.

## **Staff Recommendation**

HRPC Staff recommends approval of the site plan.

## **ENGINEERING**

**Access** – Access for the site will be from Lima Street. The existing pavement in front of the proposed warehouse is approximately 15 feet wide. We would recommend that the existing pavement be improved to match the existing pavement to the east of the site. The limits of the improvement would be from the east property line west approximately 467 feet to the location where the rest of the right-of-way has been vacated.

**Water & Sanitary Sewer** – Sanitary service will be provided by a grinder pump that will discharge into a private sanitary manhole located behind 818 West Lima Street. If production is going to be done in the warehouse, an oil/water separator may be required on the sanitary service. The water service is shown coming off of the existing 6 inch waterline along the north side of Lima Street. The existing fire hydrant located just west of the proposed addition is a 4" valve hydrant and will need to be replaced with a 5-1/4" valve hydrant. The domestic water service and meter needs to be relocated so that it is located in a grass area within the right-of-way.

**Stormwater Management** – Based upon the design calculations submitted, the proposed detention basin meets the City requirements. The ditch located along the east property line is currently going through the petition process to be cleaned. It will be difficult to clean the ditch on this site once the proposed warehouse and connector building is constructed. We would recommend that the owner clean the ditch now before the proposed building is constructed.

**Sidewalks** – There are no existing sidewalks and the property is zoned industrial.

**Recommendations:** Conditional approval of the plan subject to:

- The existing pavement in front of the site be improved to match the existing pavement to the east of the site
- The addition of an oil/water separator to the sanitary sewer service (if needed)
- The existing fire hydrant on the north side of Lima Street and west of the proposed warehouse be replaced

- The domestic water service and meter be moved so that it is located in a grass area within the right-of-way
- The existing ditch along the east property line be cleaned before the proposed warehouse is constructed.

The following permits may be required prior to construction:

- An approved Stormwater Pollution Prevention Plan
- Water permits
- Sanitary permits
- Storm permit

### **FIRE PREVENTION**

Apply for all necessary permits with Wood County Building Department.

Fire Department Connection (FDC) shall be 5” Stortz with a 30 degree elbow. The FDC shall be determined by FFD to maintain close proximity of the existing fire hydrant on W. Lima St. An exterior horn/strobe shall be placed above the FDC working on water flow only. The area in front of the FDC shall be kept clear.

Gas and/or electrical meters within the driving surface shall have crash protection.

A Knox Box will be required for this structure.

### **STAFF RECOMMENDATION**

**Staff recommends that FCPC approve SITE PLAN APPLICATION #SP-21-2015 for a proposed 60,000 square foot warehouse building to be located at 920 W. Lima Street subject to the following conditions:**

- **The existing pavement in front of the site be improved to match the existing pavement to the east of the site (ENG)**
- **The addition of an oil/water separator to the sanitary sewer service (if needed) (ENG)**
- **The existing fire hydrant on the north side of Lima Street and west of the proposed warehouse be replaced (ENG)**
- **The domestic water service and meter be moved so that it is located in a grass area within the right-of-way (ENG)**
- **The existing ditch along the east property line be cleaned before the proposed warehouse is constructed. (ENG)**
- **Apply for all necessary permits with the Wood County building Department (FIRE)**
- **Fire Department Connection (FDC) shall be 5” Stortz with a 30 degree elbow. The FDC shall be determined by FFD to maintain close proximity of the existing fire hydrant on W. Lima St. An exterior horn/strobe shall be placed above the FDC working on water flow only. The area in front of the FDC shall be kept clear. (FIRE)**
- **Gas and/or electrical meters within the driving surface shall have crash protection. (FIRE)**
- **A Knox Box will be required for this structure. (FIRE)**

## **DISCUSSION**

Dan Stone stated that they had run truck turns and they will work. They have been in discussion with the administration regarding improvements to the roadway and they will get that resolved.

Mr. Stone said this is strictly a warehouse now with a couple offices. The offices have been relocated to the SE corner so water services are stopped there. They have been working with Water Distribution since the inception of the project and will continue to do so as well as the Fire Department.

Mr. Stone has had numerous conversations with the County in regard to the ditch. They felt that with that little bit of bridge crossing they would be able to access and do what is needed. The building is over 25' away from the top of the ditch bank and Steve Wilson felt that is adequate.

Mr. Schmelzer asked what the discussion was in regard to access for cleaning the ditch when petitioned. Dan Stone replied that in ORC any petitioned ditch must have a general 25' easement from the top of the bank over. It is not necessarily recorded but it's the law. That is why they pushed the building to the west to leave that space. The north side is accessible from the north side of the building and from land to the north as well. Mr. Schmelzer said he still feels there needs to be some kind of recorded access. Mr. Stone said he will work with counsel to make sure things are legal.

Dan Clinger asked if the connection is above the ditch. Mr. Stone replied yes the bottom of the bridge is actually above the roadway. They made sure it would not have any hydraulic impact on the ditch.

Mr. DeArment asked where the 467 feet was the Brian Thomas had mentioned. Mr. Stone showed on the plan where the pavement stopped and where this distance is located.

## **MOTION**

Paul Schmelzer made a **motion to approve SITE PLAN APPLICATION #SP-21-2015 for proposed a 60,000 square foot warehouse building to be located at 920 W. Lima Street subject to the following conditions with the caveat that if the easement of access can be worked out with the County on the ditch petitioning that the need to clean the ditch will be voided:**

- **The existing pavement in front of the site be improved to match the existing pavement to the east of the site (ENG)**
- **The addition of an oil/water separator to the sanitary sewer service (if needed) (ENG)**
- **The existing fire hydrant on the north side of Lima Street and west of the proposed warehouse be replaced (ENG)**
- **The domestic water service and meter be moved so that it is located in a grass area within the right-of-way (ENG)**
- **The existing ditch along the east property line be cleaned before the proposed warehouse is constructed. (ENG)**
- **Apply for all necessary permits with the Wood County building Department (FIRE)**

- **Fire Department Connection (FDC) shall be 5” Stortz with a 30 degree elbow. The FDC shall be determined by FFD to maintain close proximity of the existing fire hydrant on W. Lima St. An exterior horn/strobe shall be placed above the FDC working on water flow only. The area in front of the FDC shall be kept clear. (FIRE)**
- **Gas and/or electrical meters within the driving surface shall have crash protection. (FIRE)**
- **A Knox Box will be required for this structure. (FIRE)**

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

**VOTE:** Yay (5) Nay (0) Abstain (0)

**5. SITE PLAN APPLICATION #SP-22-2015 filed by Sink’s Florists, Inc., 2700 N. Main Street, Findlay for a new greenhouse and garage/office/work area addition.**

**HRPC**

**General Information**

This property in this request is located on the west side of N. Main Street north of Northview Drive. The property is zoned C-2 General Commercial and land to the north and west is also zoned C-2. The land to the east is zoned C-2 and C-1. To the south is zoned R-2 Single Family Medium Density. It is not located within the 100 year flood plain. The Land Use Plan designates the area as Neighborhood Commercial.

**Parcel History**

None

**Staff Analysis**

The applicants are requesting to construct an attached garage/office and a free standing greenhouse at their existing location.

The setbacks in the C-2 General Commercial district are currently 50’ front, 15’ sides unless adjacent to a residential use this is increased to 60’ and the rear is 30’ unless adjacent to a residential use then it is also increased to 60’. The proposed changes to the zoning code would amend the setbacks in C-2 to be 30’ in the front and rear and 15’ on the side unless abutting residential when it is 25’. We are basing the review of this site plan on the proposed setbacks provided Planning Commission has no objections.

Because the property is on a corner, it has two front yards. The setback is 30’ on the Northview and Main Street sides. With two street frontages the applicant can pick which one he wants as the side or rear. In this instance they are using the north side as the side yard of 15’ which abuts another commercial use. This side is the location of the new greenhouse which will set on the required setback line. The west side is considered the rear yard and abuts a residence so it must have a 30’ setback. The setback on this side has been mislabeled at 25’. The building will encroach into the rear setback and the applicant has applied to BZA for a variance on that. The case will be heard this evening.

If the square footage of the existing building and the garage/office/work area are all combined there is a total of about 2190 square feet. (We did not include the greenhouses in the mix as we didn't really consider them as work space.) This only requires 6 parking spaces and the applicant has 11 on the plan. They show an additional 2 in front of the garage doors which we would assume would be for work vehicles only so we didn't count them in the calculation.

The elevation plan shows new vinyl siding to be applied to the existing structure and matched on the new addition. Landscaping is shown on the plan. The west side of the structure abuts a residence and requires screening. There are multiple trees shown in the grassy area on this side and it appears that multiple shrubs abut the new addition and greenhouse there also. There is no table to indicate the type of plantings. Staff would like a list provided of species and heights.

### **Staff Recommendation**

HRPC Staff recommends approval of SITE PLAN APPLICATION #SP-22-2015 filed by Sink's Florists, Inc., 2700 N. Main Street, Findlay for a new greenhouse and garage/office/work area addition subject to the following conditions:

- Approval of CPC to use the proposed C-2 zoning setbacks
- Approval of variance for the west side encroachment of the building
- Submission of landscaping details

### **ENGINEERING**

Access – The site currently has two (2) drives off of Main Street and one (1) drive off of Northview Avenue. The existing drive on Northview Avenue is currently 38 feet wide and is located close to the intersection. We would recommend relocating and narrowing the drive. A 24 foot wide drive located in line with the proposed garage door would get the vehicles further from the intersection while still allowing easy access to the addition.

Water & Sanitary Sewer – No new water or sanitary sewer connections are shown. We are assuming that any sanitary or water lines that will be used for the additions will be extended from the existing building.

Stormwater Management – The proposed additions are being placed in locations that are currently paved. Since no additional runoff will result from the proposed development, no additional Stormwater detention is required.

Sidewalks – There are existing sidewalks on Main Street. None of the properties on the north side of Northview Avenue currently have sidewalks. The eastern half of the properties on the south side of Northview Avenue currently have sidewalks.

Recommendations: Conditional approval of the plan subject to the drive on Northview Avenue being narrowed to 24 feet and moved further away from the intersection so that it lines up with the proposed garage door.

The following permits may be required prior to construction:

- Storm permit
- Curb permit and bond

## **FIRE PREVENTION**

Apply for all necessary permits with Wood County Building Department.

Gas and/or electrical meters within the driving surface shall have crash protection.

## **STAFF RECOMMENDATION**

Staff recommends approval of **SITE PLAN APPLICATION #SP-22-2015** filed by Sink's Florists, Inc., 2700 N. Main Street, Findlay for a new greenhouse and garage/office/work area addition subject to the following conditions:

- **Approval of CPC to use the proposed C-2 zoning setbacks (HRPC)**
- **Approval of variance for the west side encroachment of the building (HRPC)**
- **Submission of landscaping details (HRPC)**
- **The drive on Northview Avenue being narrowed to 24 feet and moved further away from the intersection so that it lines up with the proposed garage door. (ENG)**
- **Apply for all necessary permits with Wood County Building Department (FIRE)**
- **Gas and/or electrical meters within the driving surface shall have crash protection. (FIRE)**

## **DISCUSSION**

Todd Jenkins said they would like to ask what the possibility of would be of leaving the curb cut onto Northview Drive. That was recently redone in the last 2-3 years. At the same time they need to put a storm drain in it so if they must move it they will do so.

Dan Clinger asked that if they left the curb cut as it is, would access to the garage be impaired or force backing out into the street. Mr. Jenkins said they would propose putting a flare in the access so if anyone came in they could back into the parking area and go around the building rather than back onto the street.

Paul Schmelzer said he understood Mr. Jenkins comment on keeping the access as it is and not spending any more money than necessary, but we do pick on access all the time in reviews.

## **MOTION**

Paul Schmelzer made a **motion to approve SITE PLAN APPLICATION #SP-22-2015 for a new greenhouse and garage/office/work area addition at 2700 N. Main Street subject to the following conditions:**

- **Approval of CPC to use the proposed C-2 zoning setbacks (HRPC)**
- **Approval of variance for the west side encroachment of the building (HRPC)**
- **Submission of landscaping details (HRPC)**
- **The drive on Northview Avenue being narrowed to 24 feet and moved further away from the intersection so that it lines up with the proposed garage door. (ENG)**
- **Apply for all necessary permits with Wood County Building Department (FIRE)**
- **Gas and/or electrical meters within the driving surface shall have crash protection. (FIRE)**

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

**VOTE:** Yay (3) Nay (0) Abstain (2)

**6. SITE PLAN APPLICATION #SP-23-2015 filed by Frick Family, LLC, 228 Byers Road, Suite 100, Miamisburg, OH for a maintenance bay addition to Flag City Auto Sales located at 1500 W. Main Cross, Findlay, OH.**

**HRPC**

**General Information**

This site is located on the north side of W. Main Cross Street just west of the I-75 interchange. It is zoned C-2 General Commercial. All abutting properties are also zoned C-2. The City of Findlay Land Use Plan designates the area as Neighborhood Commercial. The property is not located within the 100 year flood plain.

**Parcel History**

None

**Staff Analysis**

The applicants are proposing to add a service/maintenance bay to the north side of the building. This will be accessory to the auto sales. The applicant buys vehicles at auction and often needs to make repairs prior to putting on the lot for sale. It is not intended to be a general service business.

Access to the property is from the rear of the site and will remain as such.

The addition is well within the 45' setback area. The height is slightly over 16' which is about 4' higher than the existing building. The maximum height in the C-2 district is 60'.

Exterior wall finishes will compliment/match the existing building.

**Staff Recommendation**

HRPC Staff recommends approval of **SITE PLAN APPLICATION #SP-23-2015 for a maintenance bay addition to Flag City Auto Sales located at 1500 W. Main Cross, Findlay, OH.**

**ENGINEERING**

Access – Access for the site will remain unchanged.

Water & Sanitary Sewer – No new water or sanitary sewer connections are shown. We are assuming that any sanitary or water lines that will be used for the additions will be extended from the existing building.

Stormwater Management – The proposed addition is being placed in a location that is currently paved. Since no additional runoff will result from the proposed development, no additional Stormwater detention is required.

Sidewalks – There are no existing sidewalks on the site or any of the properties in the area.

Recommendations: Approval of the plan.



## **FIRE PREVENTION**

Apply for all necessary permits with Wood County Building Department.

Gas and/or electrical meters within the driving surface shall have crash protection.

## **STAFF RECOMMENDATION**

Staff recommends approval of **SITE PLAN APPLICATION #SP-23-2015 for a maintenance bay addition to Flag City Auto Sales located at 1500 W. Main Cross, Findlay, OH subject to the following conditions:**

- **Apply for all necessary permits with Wood County Building Department.**
- **Gas and/or electrical meters within the driving surface shall have crash protection.**

## **DISCUSSION**

Mr. Clinger asked about areas on the plan that are hash marked. Mr. Jenkins replied that those are the recorded easement areas on the plat. The same person owns all of it now, but if he would ever sell one lot or the other, these are the recorded cross access easements. Mr. Schmelzer commented that they will never be able to use the LA right-of-way for I-75 so they will always have to access these lots from the rear.

## **MOTION**

Lydia Mihalik made a **motion to approve SITE PLAN APPLICATION #SP-23-2015 for a maintenance bay addition to Flag City Auto Sales located at 1500 W. Main Cross, Findlay, OH subject to the following conditions:**

- **Apply for all necessary permits with Wood County Building Department.**
- **Gas and/or electrical meters within the driving surface shall have crash protection.**

2<sup>nd</sup>: Paul Schmelzer seconded.

**VOTE:** Yay (5) Nay (0) Abstain (0)

## **7. City of Findlay Zoning Code Amendments Update.**

### **DISCUSSION**

Matt Cordonnier had emailed out a bullet point summary of the proposed amendments to the members. Mr. Schmelzer stated that he thought this was very helpful and rather than having to go through every section of the code it gave a good overview of the important items. He said he feels that with the process that Council has to go through, there is still ample time for questions to be raised and further discussion if needed. Mr. Schmelzer said he would be comfortable with moving forward and putting this in Council's lap.

Mr. Cordonnier stated that he would be encouraging the Planning & Zoning Committee at this afternoon's meeting to take action as well today, but that is their call of course. He asked if they felt that there should be a Committee of the Whole meeting for Council to have some discussion or that the process itself would be enough. Mr. Schmelzer said that would be up to them. From his perspective, this body has reviewed it, taken input from persons that are affected by certain sections, and he thinks they have a good summary document.

Mr. Cordonnier presented some changes to the University Overlay District (UOD) that had come to light after discussion with Myreon Cobb and Todd Jenkins about an upcoming project. The code currently has standards based on the size of the development. These seem rather cumbersome and hard to apply. We have streamlined the standards and gone with basing the setbacks on the height of building and proximity to single family housing.

Mr. Schmelzer said he agreed that the current regulation standards are not good but questioned whether relating setbacks to number of stories is appropriate. Perhaps height would be better. Some single story buildings could have be tall, like the performing art center. Mr. Cordonnier agreed to change that.

Matt Cordonnier said the only other item he wanted to add was in relation to the ability to put in a retail or commercial use not owned by the University in the UOD. He wanted to provide setbacks for that separately as they are not classroom structures or residential buildings owned by the University. Ms. Scrimshaw noted that the UOD does reference the underlying zoning districts and the setbacks applied to those can apply if in the overlay.

Mr. Schmelzer asked how the overlay district gets established. Ms. Scrimshaw replied that it is on the map now. Mr. Schmelzer asked how it is amended. Ms. Scrimshaw replied that it is like any zoning district, application for a zoning amendment would have to be filed and go through the same process as any amendment. The underlying districts remain. She said that when the map process is started, we will likely change some of those like the C-2 along Main Street will be C-1 instead.

The next item Mr. Cordonnier addressed was when an accessory structure becomes a part of the primary structure. We had discussed this at the last meeting and he has the final language of what is considered a legal “attachment”.

The last item Mr. Cordonnier had was the addition of fitness center to the I-1 district as a conditional use. Todd Richard commented that there are some of the larger open area fitness center businesses that could use an abandoned industrial building as their location. Without going through a zoning change and then losing the ability to house an industrial type use later, we thought it could be appropriate to add the use. Mr. Schmelzer asked if we should use fitness center or maybe indoor recreation instead. He said he is onboard with the idea and asked what the conditions associated with it would be. He said what if someone comes in and wants to put a fitness center on CR 99 by the Dentist office. Ms. Scrimshaw noted that Mr. Cordonnier had that concern. We don't want prime industrial land to be broken up by adding a gym in the middle of it. Matt Cordonnier said that making it be “infill” would be a step in the right direction. Mr. Schmelzer said he thought we may not need to identify the condition. Mr. Cordonnier said that he had made it subject to Planning Commission review giving the commission the right to analyze by case and what they felt was appropriate or not. Todd Richard noted that there used to be language to the effect of any other uses that were less objectionable than the ones listed subject to the planning commission's approval. Perhaps this should be added back in to the text. Mr. Schmelzer said it would be helpful, but then also someone could try to argue that most anything could be less objectionable and think it should go in. Then we kind of head back to the old pyramidal zoning. Matt Cordonnier noted that in the planning commission rules they always have the power to grant a less objectionable use. They are given some discretion. The question arose about adding that language to other zoning districts also. After some discussion it was agreed that it was not a good idea.

It was agreed to use the language permitting less intense use at the discretion of the Planning Commission as opposed to adding fitness center as a conditional use to the I-1 district.

**MOTION**

Lydia Mihalik made a motion to recommend to Council the approval of the **proposed Amendments to the Zoning Code as presented by HRPC over the last year.**

**2<sup>nd</sup>:** Dan Clinger seconded.

**VOTE:** Yay (4) Nay (0) Abstain (1)

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Lydia L. Mihalik  
Mayor

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

# City of Findlay City Planning Commission

Thursday, November 12, 2015 - 9:00 AM

## AGENDA

### CALL TO ORDER

### ROLL CALL

### SWEARING IN

### APPROVAL OF MINUTES

### NEW ITEMS

1. **ALLEY/STREET VACATION PETITION #AV-07-2015 to vacate 5' off the east side of Park Street south of Oakland Avenue.**
2. **SITE PLAN APPLICATION #SP-24-2015 filed by Ohio Logistics, 1800 Industrial Drive, Findlay for a proposed Compressed Natural Gas and Diesel Truck Maintenance Facility to be located at 5275 Distribution Drive.**
3. **SITE PLAN APPLICATION #SP-25-2015 filed by Findlay Implement, 1640 Northridge Rd., Findlay for a proposed addition at that location.**
4. **SITE PLAN APPLICATION #SP-26-2015 filed by Findlay City Schools, 1100 Broad Avenue, Findlay for proposed bus garage and parking lot at 1710 Romick Parkway.**

### ADMINISTRATIVE APPROVALS

**SITE PLAN APPLICATION #SP-27-2015 filed by MAJIG, Ltd., 2151 Industrial Drive, Findlay for parking lot addition at 2151 Industrial Drive, Findlay.**

### ADJOURNMENT

# PARKS AND RECREATION BOARD

City of Findlay

October 19, 2015

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## MINUTES

### **ATTENDANCE**

Members Present: Paul Schmelzer, Chair, Matt Cordonnier, Dennis McPheron, Greg Meyers, Bob Nichols, Gary Pruitt, Mike Slough, Brian Thomas, Dave Trisel.

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

Guests: Brent Finley, Findlay YMCA; Toni, Phil and NAME Alge; Grant Russel, Councilman.

### **APPROVAL OF MINUTES**

Motion to accept minutes of the September 21, 2015, meeting, by Nichols, second by Slough. Motion passed 9-0.

### **NEW BUSINESS**

Report on Riverside Pool: Brent Finley provided an annual report of Riverside Pool. The weather did not cooperate this past year. The water slides, picnic pavilion and additional chairs were well received by users. There were no complaints with service this year. There was an operating deficit of \$27,193.97 for the 2015 season. There were no pump issues this year. There were a few drain issues that were repaired. Additional activities and more promotions were done this year. Motion to recommend that the City continue with the same operation agreement with the Findlay YMCA for 2016, by Schmelzer, second by Meyers. Motion passed 9-0.

Skateboard Park: Toni Alge stated that the current skate park shows wear and tear. The wood ramps do not hold up well with Ohio weather. The skate park needs to be concrete. She stated that the park should be in a higher visibility area of town. It also needs to remain centrally located. There is a lot of vandalism due to the location and condition. Once the users of the park see that the City is behind them, they will take more ownership in it. The Tony Hawk Foundation assists communities in funding and constructing skate parks.

Grant Russel believes that skateboard organizations will assist in supporting funding and design to construct a new concrete skate park. Russel stated that he has travelled to Winter Park, CO, and the users of the skate park there self-police which results in low graffiti and vandalism especially since it is in a high visibility area. This is a different recreational population that uses skate parks. The professional 30 and under population uses skate parks. Russel further stated that this type of project can use matching funds. Suggestions of locations are Civitan Park or closer to Main Street on the property owned by Hancock County just north of the bridge on the east side of Main Street. Russel recommended that this be a topic at the Recreation Summit.

Phil Alge stated that inline skaters and bicyclists would also be able to use a concrete park. The skate parks in Bowling Green, Ohio, and Powell, Ohio, is an open area with no fencing. It is also not open at night.

Minimum cost to build a concrete skate park is \$250,000.

Schmelzer said that there is interest in exploring the possibility of a new skate park. Would draw on the resources that are out there for the drawing of the park and capital to build the park, use of private and public funds. Questions that would need answered are: location; what would it look like; funding.

A Recreation Summit will be held the first quarter of 2016. This can be one of the items discussed for parks and recreation facilities needs.

## DEPARTMENT REPORTS

Recreation Department Report: Draper reported that responses to ballfield conditions have been 99% positive. The cooperation between the Public Works Department and Recreation Department has been fantastic. The ice is down and the season is well underway. Worked with the Public Works Department on the budget. The Marathon Diamonds have been winterized. Youth Football is still going on.

Draper reported that she received a call for a tournament requesting use of one City ballfield for a fundraiser for the individual's niece who has Leukemia. The individual will take care of all maintenance, i.e. dragging, lining the field, etc. Draper is asking on the individual's behalf that the City waive the cost of the rental of the ballfield which is \$125. Schmelzer stated that he will personally donate the \$125 rental fee of the ballfield for the fundraiser.

Parks Maintenance Department Report: Stoffel stated that the fence posts at Swale Park are coming together nicely. Stoffel will be meeting with the Hancock Park District regarding the City's grant application. Trees for Swale Park and Emory Adams Park will be planted through a grant from Blanchard River Watershed Partnership. Repairing valve related issue in showers at the swimming pool. Cleaning up and repairing vandalism on Shelter 27 and the Bandshell.

## OTHER REPORTS

Hancock Park District Report: Pruitt stated that the river access improvement project started last week. Concrete has been poured and some frames are being built.

## OTHER BUSINESS

Next Meeting: The next meeting of the Parks and Recreation Board is scheduled for November 16, 2015, at 4:00pm in the third floor conference room of the Municipal Building.

Being no further business, the meeting adjourned.

Respectfully submitted,



Kathy Launder  
City Clerk

# TRAFFIC COMMISSION

City of Findlay  
October 19, 2015

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## MINUTES

### **ATTENDANCE:**

**MEMBERS PRESENT:** Service-Safety Director Paul Schmelzer, Police Captain Sean Young, City Engineer Brian Thomas, Councilman Ron Monday.

**STAFF PRESENT:** Tom DeMuth, Traffic Lights Supervisor; Kathy Launder, City Clerk.

**GUESTS PRESENT:** Holly Frische.

### **OLD BUSINESS**

1. Request of The University of Findlay, 1000 North Main Street, for a pedestrian activated light across North Main Street from new admissions office to the campus.

10/19/2015

Item remains tabled.

2. Request of Bob Kuhlman, 500 Fox Run Road, for additional 25 MPH signs on Saratoga off of Bright Road.

8/17/2015

Mr. Kuhlman stated that his request is for Fox Run Road and surrounding area streets, not Saratoga. Mr. Kuhlman stated there are no speed limit signs on Fox Run Road, and streets to the south of Saratoga. He stated that there are many motorists who speed throughout this area. He doesn't know if installing speed limit signs will help.

Motion to table request to gather further information on the Fox Run Road and surrounding area street, by Chief Eberle, second by Director Schmelzer. Motion passed 5-0.

10/19/2015

Item remains tabled.

### **NEW BUSINESS**

1. Request of Tom DeMuth, City of Findlay Traffic Lights Department, to discuss the installation of flashing beacons for pedestrians crossing Broad Avenue at Davis Street.

Schmelzer stated that we haven't looked at this crosswalk since the Mid Block Crossing Policy went into effect. Demuth stated that one child has been hit at this crosswalk and another was almost hit. It is dark in the morning when children are crossing the road. Schmelzer stated that he talked with Dennis McPherson of Findlay City Schools. If the City does install a device it would be a HAWK device or RRFD device. Schmelzer stated that the City would need to get some traffic and pedestrian counts to see if the intersection would qualify as a Mid Block Crossing. If it does in fact qualify, Schmelzer will approach Findlay City Schools to talk about funding.

Motion to get vehicle as well as pedestrian counts at peak times both AM and PM and see how it compares relative to the Mid Block Crossing Policy, by Schmelzer, second by Thomas. Motion passed 4-0.

With no further business to discuss, the meeting adjourned. The next meeting of the City of Findlay Traffic Commission will be held on November 16, 2015, at 2:30 p.m. in the third floor conference room of the Municipal Building.

Respectfully submitted,

  
Kathy K. Launder  
City Clerk



October 20, 2015

Findlay City Council  
318 Dorney Plaza  
Findlay, Ohio 45840

Attention: James P. Slough, President

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

Honorable Members of Council:

Hancock Regional Planning Commission and the City of Findlay Zoning Department in coordination with the City Planning Commission and the Council Planning and Zoning Committee have spent the last year working on a lengthy update to the City of Findlay Zoning Code.

The City of Findlay has had an opportunity to work with the new City zoning code that was adopted at the end of 2011. While enforcing the code over the last 3 years we have identified regulations that do not work as well as intended. One overarching theme identified is that several of the regulations were too restrictive. This code update attempts to balance the zoning code and reduce the number of repeat variances requested.

We at Hancock Regional Planning would more than happy to meet with and discuss any changes regarding the proposed changes.

Sincerely,

Matt Cordonnier, Director  
Hancock Regional Planning Commission



## COMMITTEE REPORT


### THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO


The **AD HOC COMMITTEE** met on October 21, 2015 to continue discussions on animals in the Municipality. The also met on August 24, 2015 to review Ordinance 505.88 regarding this matter.

We recommend

Reviewing other cities of similar size's ordinances, add additional verbiage regarding Permitting and will reconvene to discuss in an additional meeting.

Aye  Nay   
Anne Spence, Chairman

Aye  Nay   
J. Van Dyne

Aye  Nay   
John Harrington

LEGISLATION: \_\_\_\_\_

DATE: October 21, 2015

COMMITTEE: AD HOC

## COMMITTEE REPORT

### THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

An **AD HOC COMMITTEE** met on October 27, 2015 to continue discussions on sick pay accrual payout upon retirement from the City of Findlay. This meeting is a continuation of the July 27, 2015 Ad Hoc Committee meeting.

We recommend

Council accept the Law Director's revision of Sect. 20 of the city code to bring the definition of sick pay in line with state regulations

Aye  Nay

  
Thomas Shindledecker, Chairman


Second

Aye  Nay

ABSENT  
Holly Frische

LEGISLATION: \_\_\_\_\_

Aye  Nay

  
John Harrington

DATE: October 27, 2015

COMMITTEE: AD HOC

Motion

## **COMMITTEE REPORT**

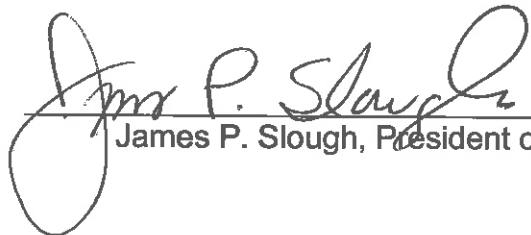
### **THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO**

The **COMMITTEE OF THE WHOLE** met on October 27, 2015 to discuss the forming of a Citizens Compensation Committee.

This meeting is a continuation of the March 18, 2015, March 31, 2015, May 6, 2015, May 27, 2015, June 23, 2015, and October 14, 2015 Ad Hoc Committee meetings. During the October 14, 2015 Ad Hoc Committee meeting, the committee recommended this topic be discussed during the October 27, 2015 Committee of the Whole meeting prior to legislation being drawn up.

It was referred to the Appropriations Committee by City Council during the June 2, 2015 regular session City Council meeting where it was discussed during the June 9, 2015 Appropriations Committee meeting.

It then was referred back to the Ad Hoc Committee during the June 16, 2016 regular session City Council meeting.

  
\_\_\_\_\_  
James P. Slough, President of Council

**COMMITTEE OF THE WHOLE**

**DATED: October 27, 2015**

## **COMMITTEE REPORT**

### **THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO**

A **COMMITTEE OF THE WHOLE** meeting was held on Tuesday, October 27, 2015, for the Workforce Development Coalition to present to City Council their findings and strategies to help address some pressing workforce needs for the short and long term.



James P. Slough, President of Council

**COMMITTEE OF THE WHOLE**

**DATED: October 27, 2015**

**FINDLAY CITY COUNCIL  
CARRY-OVER LEGISLATION  
November 3, 2015**

**ORDINANCE NO. 2015-088** *(Corporate One Benefits renewal)*

**third reading**

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY TO ENTER INTO A CONTRACT WITH CORPORATE ONE BENEFITS TO PROVIDE BROKER SERVICES AS IT RELATES TO THE CITY OF FINDLAY HEALTH INSURANCE PLAN, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2015-092** *(year-end appropriations)*

**second reading**

AN ORDINANCE APPROPRIATING FUNDS AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2015-093** *(601 N Main St rezone)*

**second reading**

AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS 601 NORTH MAIN STREET REZONE) WHICH PREVIOUSLY WAS ZONED "C-2 GENERAL COMMERCIAL" TO "R-4 MULTI-FAMILY".

**ORDINANCE NO. 2015-094** *(301 & 305 E Lima Ave rezone)*

**second reading**

AN ORDINANCE AMENDING CHAPTER 1100 ET SEQ OF THE CODIFIED ORDINANCES OF THE CITY OF FINDLAY, OHIO, KNOWN AS THE ZONING CODE BY REZONING THE FOLLOWING DESCRIBED PROPERTY (REFERRED TO AS 301 AND 305 EAST LIMA STREET REZONE) WHICH PREVIOUSLY WAS ZONED "R-2 SINGLE FAMILY" TO "M-2 MULTI-FAMILY".

**ORDINANCE NO. 2015-095** *(Blanchard Valley Health System patient navigation program)*

**second reading**

AN ORDINANCE AUTHORIZING THE MAYOR AND/OR SERVICE-SAFETY DIRECTOR OF THE CITY OF FINDLAY, OHIO, TO CONTRACT WITH BLANCHARD VALLEY HEALTH SYSTEM AS THE THIRD PARTY ADMINISTRATOR FOR THE PATIENT CARE NAVIGATION PORTION OF THE CITY OF FINDLAY'S HEALTHCARE PLAN, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2015-096** *(W.O.R.C. Program contract staffing)*

**second reading**

AN ORDINANCE TRANSFERRING FUNDS, APPROPRIATING FUNDS, AND DECLARING AN EMERGENCY.