

# HANCOCK REGIONAL PLANNING COMMISSION



## BOARD PACKET FEBRUARY 17TH, 2021

### BOARD MEMBERS

#### CITY REPRESENTATIVES

**DONALD BLEDSOE**

**GREG BURKS - HSWCD**

**BRETT GIES**

**MATTHEW LEDDY**

**DONALD BLEDSOE**

**CHRISTINA MURYN – FINDLAY MAYOR**

**BOB NICHOLS**

**JODY O'BRIEN**

**CHRISTIE RANZAU**

**GRANT RUSSEL – CITY COUNCIL**

**DUANE BOES**

#### COUNTY REPRESENTATIVES

**THOM BISSELL**

**JIM FERGUSON**

**JEFF HUNKER**

**ED MAY – VILLAGE OF VAN BUREN**

**STEPHANIE PHILLIPS**

**DAVE PLOEGER – MARION TWP.**

**TIM BECHTOL – CO. COMMISSIONER**

**FRED RODABAUGH – VILLAGE OF BLUFFTON**

**POLLY SANDHU**

**LAUREN SANDHU - BRWP**

**GEORGE WALTON – VILL. OF N.BALTIMORE**

**JERRY WOLFORD – CASS TWP.**

### STAFF

**MATT CORDONNIER, DIRECTOR**

**LIZZIE ESSINGER**

**JACOB MERCER**

**JUDY SCRIMSHAW**

**JESS SELLS**

# **HANCOCK REGIONAL PLANNING COMMISSION BOARD PACKET**

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**Meeting Dates  
2021**

**All meetings are held at 7:00 p.m. in the  
Municipal Building Third Floor Conference Room**

<b>Meeting Date</b>	<b>Notice</b>
January 20, 2021	January 13, 2021
February 17, 2021	February 10, 2021
March 17, 2021	March 10, 2021
April 21, 2021	April 14, 2021
May 19, 2021	May 12, 2021
June 16, 2021	June 9, 2021
July 21, 2021	July 14, 2021
August 18, 2021	August 11, 2021
September 15, 2021	September 8, 2021
October 20, 2021	October 13, 2021
November 17, 2021	November 10, 2021
December 15, 2021*	December 8, 2021

- ❖ December meeting cancelled unless there are issues that require approval before the January meeting.

**Officers  
2020**

<b>Name</b>	<b>Title</b>
Brett Gies	President
Stephanie Phillips	Vice President
Don Bledsoe	Secretary
Jody O'Brien	Treasurer

## **MINUTES**

**MEMBERS PRESENT:** Lauren Sandhu, Bret Gies, Grant Russel, Don Bledsoe, Ed May, Christie Ranzau, Jody O'Brien, Stephanie Phillips, Thom Bissell, Jerry Wolford, Duane Boes, Tim Bechtol, Polly Sandhu, Greg Burks

**MEMBERS ABSENT:** Dave Ploeger, Fred Rodabaugh, George Walton, Bob Nichols, Matthew Leddy, Christina Muryn, Jim Ferguson, Jeff Hunker

**STAFF PRESENT:** Matt Cordonnier, Judy Scrimshaw

**GUESTS:** TJ Rowland

## **CALL TO ORDER**

Polly Sandhu called the meeting to order at 7:03 p.m.

## **ELECTION OF OFFICERS**

Matt Cordonnier presented the current slate of nominations for officers

President	Brett Gies
Vice President	Stephanie Phillips
Treasurer	Jody O'Brien
Secretary	Don Bledsoe

Mr. Cordonnier asked if there were any other nominations from the floor. Christie Ranzau moved to close the nominations and accept the slate as presented. Thom Bissell seconded. Motion passed 14-0-0.

Brett Gies moved to the President's seat at the table and took over the meeting. The Commission thanked Polly Sandhu for having served as President and she was presented with an engraved gavel.

## **COMMITTEE REPORTS**

### **Subdivision Review Committee**

Matt Cordonnier noted that we had had three variance items on the agenda. After

receiving denials at the Subdivision Review Committee, two of those items pulled their requests and it appears they may be opting to adjust their parcels to bring into compliance. Both were for excess of the 3 to 1 depth to width ratio rule.

Judy Scrimshaw summarized **Application for Variance filed by TJ Rowland to create a parcel with no road frontage. This is a request to split off a parcel within Shady Lake Campground on TR 101 for a new building site.**

The applicant would like to parcel out a lot in order to construct a home within the campground property. It will not have road frontage. The applicant cannot get his financing unless he divides off the site from the rest of the campground. Mr. Rowland owns the campground.

There is a driveway at the south end of the campground on TR 101 that he will use as his access. A recorded easement of access will be required in order to approve the split. Due to the pond location, he would have to go through the pond to get to the road or through lots in the campground. Mr. Rowland has had contact with the Board of Health on what they will require.

Matt Cordonnier noted that without zoning in Allen Township, he could easily build here, but because of the bank, they will not allow any financing as long as it is a part of the campground. Don Bledsoe asked if the bank would accept the easement. Mr. Rowland replied yes. Judy Scrimshaw stated that he will have to deed this from the business to his name. Mr. Rowland stated that part of the reason also is the lender cannot give a proper appraisal or value to the property if it is a part of the entire 27 acres.

Christie Ranzau made a motion to approve the variance. Thom Bissell seconded. Motion passed 12-2-0.

### **BOARD APPOINTMENTS**

Mr. Cordonnier went over the Boards that are a part of the Commission. He asked if the current chairpersons still would like to remain as such. Two of them were not in attendance. Christie Ranzau stated she would continue as chair of Highway & Transportation.

Mr. Cordonnier stated that we need a person to fill a vacancy on each of the County Zoning, Subdivision Review and Highway & Transportation Committees. Grant Russel volunteered for County Zoning. Duane Boes volunteered to fill the vacancy on Subdivision Review and Greg Burks will take the opening on the Highway & Transportation.

## **ANNUAL APPROPRIATION RESOLUTION**

Mr. Cordonnier noted that there are two copies of our Annual Appropriation Resolution for the County at the front table. This contains any money and accounts that go through the County. This is mainly payroll related. We sign this every year. We need all persons present to sign before they leave. Don Bledsoe (on phone) asked is we needed him to come in to sign tomorrow. Ms. Scrimshaw stated that we could probably have any of those on via conference call stop in if they can to sign. We just need to make sure we have enough to prove a quorum. Christie Ranzau stated that even the Courts will allow attendance by phone as considered presence right now, so we could possibly fill in the names of those online.

## **EXPENDITURES**

Jody O'Brien went over the accounts. Matt Cordonnier explained some of the items for the benefit of our new members.

Jerry Wolford made a motion to approve the expenses. Christie Ranzau seconded. Motion passed 14-0-0.

## **FINANCIAL REPORT**

Mr. Cordonnier then directed the members to the financial reports. He explained the expense and revenue report that we present monthly. He commented that we try to have a carryover every year. Last year was larger than usual, partly due to us taking advantage of Shared Work Ohio. We were working only 4 days per week and could collect unemployment for the one day, which cut our payroll expenses for 6 or 7 months last year. We also gained money in grant administration with administering variance CARES Act programs.

Matt explained that about 1/3 of our budget comes from competitive grants. Sometimes you win big and other times you do not. We try to have as much carryover as possible to offset any drops in that amount, but try to keep the City and County contributions stable. We do not want to ask for one amount one year and a much larger amount the next and be up and down all the time.

## **APPROVAL OF MINUTES**

Ed May made a motion to approve the December 16, 2020 minutes. Thom Bissell seconded. Motion passed 14-0-0.

## **OLD BUSINESS**

Matt Cordonnier stated that since November 21, 2019 when the Subdivision Regulations were amended, we have had six requests for variance from the 3 to 1 depth to width ratio. Mr. Cordonnier had reached out to the County Planners Association to find out how many had some similar regulation. He obtained eleven

responses. Four counties had no maximum ratio, three had 3 to 1, one had 3.5 to 1, two had 4 to 1 and one had 4.5 to 1.

Mr. Cordonnier noted that we probably had close to a thousand changes made in the Regulations in that amendment and we may have missed on this one. He would like to have this conversation again. He thinks he would like to increase our ratio to perhaps 5 to 1 or do away with the ratio all together. The 5 to 1 ratio would have eliminated most of these requests. Matt stated that Fulton County does not currently have a ratio but are working on amending their regulations and are considering implementing one. Another planner stated that they do not have a ratio, but wishes they did.

Thom Bissell asked what process we would have to go through to amend this. Mr. Cordonnier stated that it is the same as we did for the large re-write in 2019. Propose the amendments, have the meetings to approve, hold public hearing at HRPC, send to the Commissioners and the Commissioners hold their public hearing and it goes into effect after they approve it.

Mr. Cordonnier stated that he would collect some more data and then present it at the next Subdivision Review Committee meeting that we have.

The other variance that comes up often is for the flag lots. Mr. Cordonnier asked the County Planners Association about that item also. We do not apply the depth to width ratio to flag lots. Some of the counties use that to kill the flag lot because if you only have 40' on the road you cannot go over 120' deep. We were the only one that required the 5-acre flag out of the responses he received. The history of that standard came from trying to discourage flag lots. This is the other most requested variance. Mr. Cordonnier stated that we might also want to address that standard in our discussions.

### **NEW BUSINESS**

None

### **CITY REPORT**

None

### **COMMISSIONER REPORT**

Tim Bechtol stated that the two new Commissioners are Mike Pepple and Bill Bateson. Mr. Bechtol has been elected the Board President this year.

Mr. Bechtol stated that there are three substantial projects on their agenda for this year.

- 2<sup>nd</sup> phase of river benching – there is money in the flood mitigation fund to pay for



that

- Juvenile/Probate Court building – meeting with Garmin Miller to get any updates to the plans
- Litter Landing – Sandusky Street was designed for 150 cars per hour and currently they average well over 300. Tier Fee funds through the landfill would be used for updates

The ¼% sales tax generates about \$200,000 per month; they have been setting aside \$115,000 per month for money they have borrowed for the Court building. They will likely pay off that money by the time it gets built.

### **VILLAGE OF VAN BUREN**

Ed May reported that they had approved all their appropriations for 2021.

The Couchot Subdivision is starting. The entrance is in and they are moving dirt. The Village will be coming to HRPC about some potential grants for the next year or so.

### **BRWP**

Lauren Sandhu stated that they have been working the last few months on a collaborative project with West Central Ohio Land Conservancy on a video project. News should be out in early February and the information will be coming to several HRPC members.

They are ready to begin the project along Howard Run on U of F campus. They will be putting in a wetland that will capture parking lot run offs. They have submitted all the material needed for the application to Army Corps of Engineers and are waiting to hear back. They hope to break ground in February or March and complete by the end of September.

### **HANCOCK SOIL AND WATER CONSERVATION**

Greg Burks reported that they are continuing to upload items on their Facebook page for their annual planning meeting.

### **DIRECTOR REPORT**

Matt Cordonnier reported that we are keeping very busy. We hope to get started on the zoning template to assist Villages and Townships that wish to update their zoning codes. We will also be working with the Townships to adopt a Land Use Plan for the County this year and possibly into 2022. We also will be working with the City to update their plan. We could then combine all of these into a consolidated plan for the County.

Mr. Cordonnier stated that we are continuing to work on some zoning updates for

the City's Zoning ordinance.

Matt reported that Lizzy Essinger had a little boy on January 7. He was a little earlier than expected but everyone is doing well. Also, Leah Fox who was our Office Manager recently and moved to Florida delivered her second little girl on the same day.

Mr. Cordonnier noted some items that are on the February City Planning Commission agenda for next month. There is a Conditional Use application for an in home elderly care on Foxbury Lane, Columbia Gas has a site plan for a Point of Delivery station on US 224 in front of Birchaven, a drive through kiosk for the BMV is planned for 1531 Tiffin Avenue, Humble Robinson on Crystal Avenue is doing parking lots and truck maneuvering areas for a client to use their existing warehouse, and a site plan for a fueling station at the 6<sup>th</sup> Street Kroger.

Mr. Cordonnier then gave a commemorative gavel to Christie Ranzau for having served as President in the past for HRPC. He had presented Polly Sandhu with hers earlier. We have several more for some members not present today and some that are no longer on the Board. All have a plate with their name and thanks for serving.

### **ADJOURNMENT**

There being no further business, the meeting was adjourned.

# EXPENDITURES

THE FOLLOWING EXPENDITURES  
ARE SUBMITTED FOR YOUR  
REVIEW BY JODY O'BRIEN,  
TREASURER

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FEBRUARY 17TH, 2021

# **BUDGET**

THE FOLLOWING REPRESENTS  
OUR BUDGET BALANCE AS OF  
TODAY BY MATT CORDONNIER,  
DIRECTOR

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FEBRUARY 17TH, 2021

## **8) *OLD BUSINESS***

HANCOCK REGIONAL PLANNING COMMISSION

February 17th, 2021

**9) NEW BUSINESS**

**10) COMMISSIONER'S REPORT**

**11) CITY REPORTS**

**12) VILLAGE REPORTS**

**13) TOWNSHIP REPORTS**

