

HANCOCK REGIONAL PLANNING COMMISSION



BOARD PACKET JANUARY 20, 2021

BOARD MEMBERS

CITY REPRESENTATIVES

DONALD BLED SOE

GREG BURKS - HSWCD

BRETT GIES

MATTHEW LEDDY

DONALD BLED SOE

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

TABLE OF CONTENTS

- 1) MEETING DATES AND OFFICERS
- 2) ATTENDANCE
- 3) AGENDA
- 4) MINUTES
- 5) EXPENDITURES
- 6) BUDGET
- 7) COMMITTEE REPORTS
- 8) OLD BUSINESS
- 9) NEW BUSINESS
- 10) COMMISSIONER'S REPORT
- 11) CITY REPORTS
- 12) VILLAGE REPORTS
- 13) TOWNSHIP REPORTS
- 14) STAFF REPORTS

**Meeting Dates
2021**

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

Meeting Date	Notice
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**

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

MINUTES

MEMBERS PRESENT: Lauren Sandhu, Jim Ferguson, Jeff Hunker, Bret Gies, Grant Russel, Christina Muryn, Don Bledsoe, Ed May, Christie Ranzau, Jody O'Brien, Brian Robertson, Stephanie Phillips

MEMBERS ABSENT: Polly Sandhu, Dave Ploeger, Fred Rodabaugh, George Walton, Greg Burks, Christopher Moody, Bob Nichols, Thom Bissell, Jerry Wolford, Matthew Leddy,

STAFF PRESENT: Matt Cordonnier, Judy Scrimshaw

GUESTS: Dustin Montgomery

CALL TO ORDER

Matt Cordonnier called the meeting to order at 7:03 p.m.

APPROVAL OF MINUTES

Christie Ranzau made a motion to approve the November 18, 2020 minutes. Christina Muryn seconded. Motion passed 12-0-0.

COMMITTEE REPORTS

Subdivision Review Committee

Richard Montgomery is requesting a variance from Section 402 B 1. of the Hancock County Subdivision Regulations on the size of a flag lot. Mr. Montgomery has an existing 8.034-acre flag lot at 21801 CR 15 in Orange Township. The property has a mobile home on it. Mr. Montgomery would like to reduce the dwelling site to 2.272 acres and return the rest of the tillable land to the farm by combining it with a 20.5-acre parcel directly south of it.

Matt Cordonnier showed a map and explained the request. He reported that the Subdivision Review Committee recommended denial of the request. They stated

that they did not see any hardship.

Dustin Montgomery, son of the owner, stated that the intent of his father is to combine all the tillable acreage and separate the residential portion for estate planning. The family has farmed for generations and would like to leave the tillable land in the family. Someday when his father passes, that residential portion will go to his father's wife and the family will inherit the farmland.

Jim Ferguson stated that our regulations is 5 acres not including the pole. He understands that the 2.272 acres they are proposing includes the pole in the total acreage. Mr. Ferguson asked if there are any physical properties of the land that would make this layout special. Dustin Montgomery replied that it is all flat and normal. The 2.272 acres is all the grass area that has been used for residential purposes. Mr. Montgomery stated that the Health Department had been to the site and deemed it large enough for a replacement septic.

Jeff Hunker asked the applicant if there was any reason they could not shrink it down to the required 5 acres plus the pole. Mr. Montgomery replied that the driver is that they want to keep as much of the farmland as possible. Brian Robertson commented that it is farmed now and could continue to be farmed. Mr. Montgomery replied that not all the tillable acreage would stay together once it is passed on to the family in that scenario.

Christina Muryn made a **motion to deny the variance to create a 2.272-acre flag lot.**

Jim Ferguson seconded.

Grant Russel asked if there are any other options available to give Mr. Montgomery what he is looking for from an estate standpoint. Brian Robertson stated that he could do the 5 acres, comply with the regulations, and continue to farm over that. If we grant one deviation and it is not a hardship situation, it is a Pandora's Box for everyone else that had to comply. Jim Ferguson stated that we do not have any precedent in a case like this at this point and he would not want to start it now.

Motion to deny passed 12-0.

County Zoning Advisory Committee

The only item on the agenda is A REQUEST FILED BY KOEHLER MALLET DEVELOPMENT, LTD TO REZONE 13.809 ACRES NEAR THE SOUTHWEST CORNER OF US 224 AND TR 242 FROM B-1 LOCAL COMMERCIAL TO R-3

MULTIPLE FAMILY RESIDENTIAL.

Matt Cordonnier showed the map and summarized the request. Jim Ferguson asked if the land directly south is already zoned R-3 also. Judy Scrimshaw replied yes. She commented that we had this before us last year. They had wanted that center portion R-3 and were talking about a condominium development. They wanted this part to go to General Commercial, but the Township did not grant that and left it as B-1 Institutions and Offices.

Jim Ferguson asked why it was such an odd shape and did not follow any known property lines. Mr. Cordonnier explained that the original request last year showed a proposed curved road and the division of districts was along that proposed line. Ms. Scrimshaw stated that the road would come up to US 224 and align with TR 243 on the north side. That would give them a chance of getting the access approved by ODOT if it would line up.

Jim Ferguson made a motion to **recommend approval to Marion Township to rezone the property to R-3 Multiple Family.** Don Bledsoe seconded.

Motion passed 11-1.

Matt Cordonnier noted that we had another variance for Subdivision Review for Eagle Estates. They were requesting to not have to do the overflow requirements. During discussion at Subdivision Review Committee, the applicant decided to pull the item from the agenda. They plan to pursue the course recommended by the County Engineer to petition the ditch through the Commissioners. The Commissioners could use eminent domain to acquire easements through property that the landowners do not want to even discuss with the developer.

Jim Ferguson stated that this is the second issue we have had with the new overflow requirements. He asked if we need to revisit that guideline. He asked what other counties do and if there is any science behind the 25-year storm idea. Mr. Cordonnier replied that it is hard to get apples to apples comparison with other counties. He has looked at five other counties and they did not require an overflow ditch, but it is hard to make an equal comparison because they may have standards in other places. Matt said he wants to discuss with Doug and see if there can be an "Option B". Can oversizing a detention pond by a certain percentage be a viable engineering option? Then a developer can run the numbers and choose which one makes more sense depending on the site.

Jeff Hunker added that the big challenge with this is that some developers just want to tap into the road tile. The overflow may be overkill in some instances, but

that can be under kill.

Mr. Cordonnier stated that if any change were considered, he would have the Townships, the Engineer and the developers at the table.

EXPENDITURES

Matt Cordonnier went over the accounts.

He stated the Executive Committee asked to review the final carryover for the year and then discuss if we might want to move a little more money into the Emergency Fund account.

Jim Ferguson made a motion to approve the expenses. Brian Robertson seconded. Motion passed 12-0-0.

FINANCIAL REPORT

Mr. Cordonnier then directed the members to the financial reports. Matt Cordonnier noted that everything there is standard.

Matt then move to the slate of Officers for 2021. There is an opening for Secretary and Vice President. Stephanie Phillips asked what the responsibilities of the VP are. Matt Cordonnier answered that you are a part of the Executive Committee; they fill in for the President as needed for meeting, signature, etc. Ms. Phillips said she would be willing to step up for that.

Don Bledsoe volunteered to be Secretary.

Mr. Cordonnier stated that voting will be held at the January meeting and the gavel will be passed off at the time.

COMMISSIONER REPORT

Brian Robertson reported that the budgeting process is well underway with the new commissioners taking part.

Mr. Robertson expressed that he has learned so much from participating on Boards such as HRPC. He appreciates the opportunity he had to be involved.

Matt Cordonnier thanked Mr. Robertson for his eight years of service to the County and our Board.

ADJOURNMENT

There being no further business, the meeting was adjourned.

EXPENDITURES

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

JANUARY 20TH, 2021

BUDGET

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

JANUARY 20TH, 2021

8) *OLD BUSINESS*

HANCOCK REGIONAL PLANNING COMMISSION

January 20, 2021

9) NEW BUSINESS

10) COMMISSIONER'S REPORT

11) CITY REPORTS

12) VILLAGE REPORTS

13) TOWNSHIP REPORTS

