

HANCOCK REGIONAL PLANNING COMMISSION



BOARD PACKET JUNE 16TH, 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

WESLEY JEFFERIES

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**

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, Bret Gies, Jody O'Brien, Stephanie Phillips, Thom Bissell, Duane Boes, Tim Bechtol, Polly Sandhu, Jim Ferguson, Bob Nichols, Matthew Leddy, Ed May, George Walton, Don Bledsoe, Christina Muryn

MEMBERS ABSENT: Dave Ploeger, Fred Rodabaugh, Grant Russel, Greg Burks, Christie Ranzau, Jeff Hunker, Jerry Wolford

STAFF PRESENT: Matt Cordonnier, Judy Scrimshaw

GUESTS: None

CALL TO ORDER

Brett Gies called the meeting to order at 7:00 p.m.

APPROVAL OF MINUTES

Ed May made a motion to approve the March 17, 2021 minutes. Matthew Leddy seconded. Motion passed 15-0-0.

COMMITTEE REPORTS

Executive Committee

Matt Cordonnier reported that the Committee met last Wednesday. There was discussion regarding some recent solar farm plans in the County. Both Cass and Washington Township have companies looking to develop 900 to 1000 acres in solar panels. Matt Cordonnier explained that over 50 KW, these go to the State Siting Board for approval. Township zoning does not really come into play. Mr. Cordonnier had attended a meeting in Cass Township on the proposal. He stated that the company has been in contact with the Commissioners, the Townships and the Schools. They are presenting the financial benefits that the entities will receive in taxes from such a project.

George Walton stated that Hancock Wood is planning to complete some 27 acres

in Marion Township as a solar farm. They currently have a small cluster on the site. They will not fall under State guidelines. Mr. Walton stated that they have some members of their co-op that are very Green oriented. They are willing to pay a little premium for a portion of their electric requirements in the year. The first project they did was fully subscribed within two weeks. There are 24 Electric Co-ops across Ohio that are involved in this project. They have some more acreage available George stated. There is around 50 acres total.

EXPENDITURES

Jody O'Brien directed the members to the Expenditure Reports. Mr. Cordonnier explained a few transactions

Don Bledsoe made a motion to approve the expenses. Thom Bissell seconded. Motion passed 15-0-0.

FINANCIAL REPORT

Ms. O'Brien then directed the members to the financial reports. Things are normal for this time of the year.

OLD BUSINESS

None

NEW BUSINESS

None

CITY REPORT

Mayor Muryn reported that we did the Zoning Map update end of last year. We are now working with all of the duplex and triplex owners to bring them into compliance. We are working through notifying all of them that we will have an updated certificate placed in their files granting them the Conditional Use for their units. If the zoning department gets a call from a lender to verify the legitimacy of these properties, it will be there. Ms. Muryn noted that any that we cannot verify as compliant will also get a letter stating that and giving them a chance to provide information that may bring them into compliance. The City will not force anyone to change; they will strictly be listed as non-conforming.

Council approved a grant for the Spring Lake Subdivision design work. Ohio EPA is currently covering all the costs of the project. The City Sewer department is out there virtually every other day trying to correct issues and their pumps just cannot handle the job.

Ms. Muryn noted that the new Safety Service Director, Rob Martin has started his job. He has hit the ground running. We are in the middle of Union negotiations. Although we are not crippled not having Paul Schmelzer to help with the transition, we are working through it and will have Paul brought in as soon as we can.

The STRICT Center, Mayor Muryn reported, has raised about \$700,000. We have released an RFQ to get going on design proposals. Hancock Wood Electric has given us a \$20,000 grant. Last week we received \$10,000 from the Roethlisberger Foundation. We hope things keep moving forward and we can get under construction later this year or early next.

The Mayor reported that we should be receiving our American Rescue Plan money soon. We are still waiting on detailed guidance on how those funds can be spent. The last numbers she saw were about \$8 million over two years for the City and the County will receive about \$14 million over that same time.

The City has submitted an application for State Transportation funding for the CR 99/ I-75 project. That will get us through the next phase of design and engineering.

The Mayor stated that she may be contacting some members from Townships about Marijuana dispensaries. The State is allowing an additional 100 dispensaries across the State. At this point, our zoning code does not permit this. She is getting a number of calls and she is being careful not to say that outright and send them up the road to an area without zoning. She has been talking with the county prosecutor to get an opinion on what loopholes there may currently be in the County. She is also in touch with the ADAMHS Board Medical Committee, BVH and Hancock Public Health. All are supportive of there being a dispensary, but would like to have some strict guidelines. HRPC has been doing research on other areas guidelines, annual licensing fees, etc.

Ms. Muryn is keeping a close eye on what is happening with Cooper Tire.

Don Bledsoe commented that there seem to be a number of new traffic signals installed but not operational. Ms. Muryn replied that they should be pulling cable in the next week or two. Blanchard Street was supposed to be completed a couple weeks ago, but there was a manufacturing defect and the company had to come in and re-drill and weld.

The Mayor noted that there would be a public meeting on July 9 regarding the Eagle Creek flood basin. She stated that people have the impression that the City is the only beneficiary of the flood mitigation. The downtown is certainly the deepest point affected, but the entire watershed will be impacted by the changes.

Even those is Ottawa and Putnam County will benefit, as the water traveling there will be decreased by the changes.

Ongoing maintenance costs are \$100,000 per year. If there was an assessment on the immediate property owners that would be removed from the flood plain, it will amount to about \$2 per year. They may be paying near \$3,000 per year for flood insurance now that they will no longer have to pay. With the changes being made, over 2,000 parcels will be removed from the flood plain.

Jim Ferguson asked if there has been any progress on the Norfolk Southern bridge. Mayor Muryn replied that they are working with the railroad to try to get them to contribute to the project. They have applied for a grant through the National Rail Association. She hopes to hear back in September concerning this. The County has some money to put in this, but they would like to get the railroad on board also as well as some grants.

Mr. Ferguson asked if Ottawa is involved in any of this. Our water does go their way. The Mayor noted that any flood project cannot displace water to negatively impact anyone else. They are supportive of this and we keep them updated although they are not really involved. Tim Bechtol stated that it is a matter of storing the water not channelizing it. Looking back in history, the river was straightened in places. Mr. Nichols building used to be on the south side of the river. Riverside Park was on the other side also. Engineers back then believed that if it was straighter, the water would get through faster. However, they made the channel narrower. The basin will control the flow of the water by storing and releasing.

COMMISSIONER REPORT

Tim Bechtol stated that the latest River Benching project is still in a design phase.

The MLK Bridge project will be starting soon, early June. They will start on the north side. The properties have been acquired.

Mr. Bechtol stated that there was a raising in US 224 out by Tony's Restaurant. There was a dip that was very susceptible to flooding.

Hancock Public Health mobile clinic is out and about the County. They are continuing to study options for Litter Landing.

Mr. Bechtol stated that they are in legal negotiations for the purchase contract for the Mall property. They have been discussing with different County offices about

relocating there. The primary goal is to put probate/juvenile court in one of the former big box locations. They have talked with the Board of Elections, the Veteran's office. Both have been in leased spaces since the 2007 flood. Along with the Public Defender's office, the County pays \$150,000 per year in rents. They are also speaking with the second floor Courthouse offices about the possibility of moving those three offices out east also. This is all very preliminary. Mr. Bechtol stated that there is just over 330,000 square feet of leasable space in Lot 4 of the Mall. With the concourse areas, there is around 411,000 square feet. This comes to about \$9 per square foot at the \$3.7 million price tag. They will have 75 days of due diligence to make sure they are getting a good deal. They plan to use lease dollars from the stores to help maintain the site. Tim Mayle is involved with trying to get good tenants for the retail side and will work with them on that.

VILLAGE OF VAN BUREN

Ed May reported that they are working on a few grants with Lizzy Essinger: The Nature Works grant and Safe Routes to Schools. Work continues on the AEP project going through the Village.

BRWP

Lauren Sandhu stated that they had an Earth Day fundraiser. Findlay Brewing made their Blanchard River Brew for them again this year. They collaborated with United Way and Findlay City Schools on a project with the National Honor Society. On April 23, all 90 students in the Society went to three locations around town to clean up litter along the river: Liberty Landing, behind the High School along Dalzell Ditch, and at Four Mile Square. They worked in shifts over a 5-hour period and picked up over 2,000 pounds of trash. H & O provided dumpsters and the Commissioners waived the landfill fees. Jimmy John's provided lunch, and Flag City Printing made T-shirts.

Ms. Sandhu reported that they have started construction of a "pocket" wetland on Howard Run behind the Davis Street building. They still have to do the tree planting in the next couple of weeks.

DIRECTOR REPORT

Matt Cordonnier reported that the County has received \$750,000 in new CHIP funds. The 2020 program kicks off now. The funds are for emergency home repair and remodeling for Low to Moderate-income households. HRPC intends to reach out to Village mayors to get the word out. It is usually easy to use funds in the City but the program is for all of Hancock County and it would be logical to try to spend half outside the City.

The perfect applicant is a senior that owns a home, has limited income and needs

work done. However, it can be difficult to get the applications. That demographic often thinks it is a scam. Perhaps if they hear from their Mayor or Township Trustee that it is a legitimate program, they will be inclined to apply. Matt stated that we returned about \$10,000 from the 2018 program and it took the full 2-year period of the grant to expend that. The monies need to be spent in this round by December 2022.

Mr. Cordonnier also noted that Habitat would be getting money toward four homes out of this program.

ADJOURNMENT

There being no further business, the meeting was adjourned.

EXPENDITURES

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

JUNE 16TH, 2021

BUDGET

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

JUNE 16TH, 2021

8) *OLD BUSINESS*

++HANCOCK REGIONAL PLANNING

June 16th, 2021

9) NEW BUSINESS

10) COMMISSIONER'S REPORT

11) CITY REPORTS

12) VILLAGE REPORTS

13) TOWNSHIP REPORTS

