**Hancock Regional Planning Commission**



**Board Packet**

**October 20th, 2021**

**Board Members**

|  |  |
| --- | --- |
| **City Representatives** | **County Representatives** |
| **Donald Bledsoe** | **Thom Bissell** |
| **Duane Boes** | **Jim Ferguson** |
| **Greg Burks - HSWCD** | **Jeff Hunker** |
| **Brett Gies** | **Ed May – Village of Van Buren** |
| **Matthew Leddy** | **Stephanie Phillips** |
| **Christina Muryn – findlay mayor** | **dave ploeger – Marion Twp.** |
| **Bob Nichols** | **Tim Bechtol – Co. commissioner** |
| **Jody O’Brien** | **Fred Rodabaugh – village of bluffton** |
| **Christie Ranzau** | **Polly Sandhu** |
| **Grant Russel – City Council** | **Lauren Sandhu - BRWP** |
|  | **George Walton – Vill. of n.baltimore** |
|  | **Jerry Wolford – cass twp.** |

**Staff**

**Matt Cordonnier, Director**

**Lizzie Essinger**

**Wesley Jefferies**

**Jacob Mercer**

**Jess Sells**

**Hancock Regional Planning Commission**

**Board Packet**

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## Municipal Building

**Council Chambers**

**October 20th, 2021 HANCOCK REGIONAL PLANNING COMMISSION**

**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 |

### HRPC Minutes

### Municipal Building Council Chambers

June 16th, 2021

**MINUTES**

**MEMBERS PRESENT: Lauren Sandhu, Bret Gies, Jody O’Brien, Thom Bissell, Duane Boes, Tim Bechtol, Polly Sandhu, Bob Nichols, Matthew Leddy, George Walton, Don Bledsoe, Jeff Hunker, Dave Ploeger, Christie Ranzau**

**MEMBERS ABSENT: Fred Rodabaugh, Grant Russel, Greg Burks, Jerry Wolford, Stephanie Phillips, Jim Ferguson, Ed May, Christina Muryn**

**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**

George Walton made a motion to approve the May 19, 2021 minutes. Matthew Leddy seconded. Motion passed 14-0-0.

**COMMITTEE REPORTS**

**Executive Committee**

Matt Cordonnier reported that the Committee talked about his review.

Matt stated that there would be a party on Friday June 25 in Dorney Plaza for Judy’s retirement. We will be cooking burgers and hot dogs. All Board members are invited. We will send out a reminder.

**EXPENDITURES AND FINANCIIAL REPORTS**

Jody O’Brien directed the members to the Expenditure Reports. Matt noted that we had received the second half of the County portion of our budget.

Multiple grants were submitted this week. We expect that the projected grant income could be higher than anticipated. Some of these are competitive however so there are no guarantees.

Don Bledsoe made a motion to approve the expenses. Thom Bissell seconded. Motion passed 14-0-0.

**OLD BUSINESS**

None

**NEW BUSINESS**

None

**COMMISSIONER REPORT**

Tim Bechtol reported that they have signed a purchase agreement on the Mall property. This will start their 75-day period of “Due Diligence”. They are studying using the old J C Penney location for the court and developing an “east campus” for several other County offices.

Mr. Bechtol stated that the MLK Bridge project has started on the north side.

Mr. Bechtol informed that members that the State of the County video is on their website for anyone interested in that.

**TOWNSHIP REPORTS**

**Liberty**

Jeff Hunker reported that US 224 has been raised and the paving is nearly complete. They are beginning their summer road projects.

They did not have any new house permits issued, but they have certainly had quite a number of accessory buildings going up. They are probably going to start looking into requirements for fencing around pools in their zoning text. Some folks are putting on the covers and appealing to not install a fence around the pool. The issue is that the covers are not 100% foolproof. Christie Ranzau stated that people need to check with their insurance companies on this issue also. Most require at least a 4-foot fence.

Mr. Hunker noted that there is a public meeting on the Eagle Creek basin at the end of the month.

**Marion**

Dave Ploeger stated that he has issued three house permits last month. Mr. Ploeger noted that HWE is planning to install more solar panels on 21 acres. He is not sure if they have any jurisdiction. Matt Cordonnier stated that depending on the output, they might still have to issue zoning permits.

George Walton explained that this is considered a small solar farm for about 24 Co-ops around the state. The panels are divided between the co-ops. Output is only around 2 Megawatts, so it is under the State jurisdiction level. He did not think there would be many people interested in having part of their electricity come from solar power. However, they sold out within 2 weeks and have about a 3-page waiting list.

**N Baltimore**

George Walton that there will be some structure changes within Hancock Wood. This is not public yet.

Mr. Walton had helped set up an economic development company. It was put into place and is starting to work. He designed a funding mechanism and they hired Kurt Croy. The organization was set up and is intended to promote Hancock Wood’s territory. Their purpose is to fund some of the due diligence work on the sites and leverage funds with any grants they can get access to. There is a lot going on at Hancock Wood and more to come. Mr. Walton will step down from his position on July 1. He will then manage their propane company for a while yet. He has worked in the utility business since he graduated in 1982 with his electrical engineering degree. He will probably be around another 2 or 3 years.

**BRWP**

Lauren Sandhu reported that the wetland on the UF campus has been completed. The vegetation installation ended on June 7. They are now working on signage, they have benches and there will be a path. They will have some type on unveiling in August or September. There will be two more phases to follow working on that strip.

Jeff Hunker asked how many of the trees along TR 89 have survived. Lauren replied that about 80% are good. She stated that they should hear about a grant for the other side of TR 89 sometime in July.

**DIRECTOR REPORT**

Matt Cordonnier reported that the following items are on the CPC agenda for July:

* RL Carriers building up next to McClane.They will have about 240 truck bays in an L shaped building.
* A proposal for a development with 94 Condominiums in Allen Township on Siferd farms acreage off the end of Silver Creek Drive. Mr. Cordonnier noted that they only show one way in and out on the plan. We may try to get them to also go up to CR 99. They do own frontage there as well.

Mr. Cordonnier also noted that that this is Judy Scrimshaw’s final HRPC meeting. He thanked her for all her hard work. She has always been supportive of him and has been a great friend. She has been dedicated and does everything 100%. He never has to worry about her getting work done.

Matt stated that next month we may cancel the meeting if we do not have any items that need addressed on the agenda.

**ADJOURNMENT**

There being no further business, the meeting was adjourned.

expenditures

The Following Expenditures are submitted for your review by Jody O’Brien, Treasurer

October 20th, 2021

The Following represents our Budget balance as of today by Matt Cordonnier, Director

October 20th , 2021

***8) Old Business***

**9) New Business**

**10) Commissioner’s Report**

**11) City Reports**

**12) Village Reports**

**13) Township Reports**