

HANCOCK REGIONAL PLANNING COMMISSION



BOARD PACKET OCTOBER 21, 2020

BOARD MEMBERS

CITY REPRESENTATIVES

DONALD BLEDSOE

GREG BURKS - HSWCD

BRETT GIES

MATTHEW LEDDY

CHRISTOPHER MOODY

CHRISTINA MURYN – FINDLAY MAYOR

BOB NICHOLS

JODY O'BRIEN

CHRISTIE RANZAU

GRANT RUSSEL – CITY COUNCIL

COUNTY REPRESENTATIVES

THOM BISSELL

JIM FERGUSON

JEFF HUNKER

ED MAY – VILLAGE OF VAN BUREN

STEPHANIE PHILLIPS

DAVE PLOEGER – MARION TWP.

BRIAN ROBERTSON – 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 Type equation here.
- 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
2020**

**All meetings are held at 7:30 p.m. in the
Municipal Building Third Floor Conference Room**

Meeting Date	Notice
January 15, 2020	January 8, 2020
February 19, 2020	February 12, 2020
March 18, 2020	March 11, 2020
April 15, 2020	April 8, 2020
May 20, 2020	May 13, 2020
June 17, 2020	June 10, 2020
July 15, 2020	July 8, 2020
August 19, 2020	August 12, 2020
September 16, 2020	September 9, 2020
October 21, 2020	October 14, 2020
November 18, 2020	November 11, 2020
December 16, 2020*	December 9, 2020

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

**Officers
2019**

Name	Title
Polly Sandhu	President
Brett Gies	Vice President
Stephanie Phillips	Secretary
Jody O'Brien	Treasurer

MINUTES

MEMBERS PRESENT: Polly Sandhu, Stephanie Phillips, Dave Ploeger, Jody O'Brien, Jim Ferguson, Matthew Leddy, Bob Nichols, Jeff Hunker, Thom Bissell, Bret Gies, Grant Russel, Christina Muryn, Lauren Sandhu, George Walton

MEMBERS ABSENT: Christie Ranzau, Fred Rodabaugh, Greg Burks, Jerry Wolford, Ed May, Brian Robertson, Don Bledsoe, Christopher Moody,

STAFF PRESENT: Matt Cordonnier, Judy Scrimshaw

GUESTS: None

CALL TO ORDER

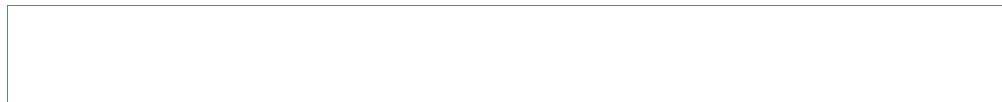
Polly Sandhu called the meeting to order at 7:30 p.m.

APPROVAL OF MINUTES

Thom Bissell made a motion to approve the August 19, 2020 minutes. Dave Ploeger seconded. Motion passed 14-0-0

EXPENDITURES

Matt Cordonnier then presented the expenditures for August 2020. Christina Muryn made a motion to approve the expenditures as presented. George Walton seconded. Motion passed 14-0-0.



FINANCIAL REPORT

Mr. Cordonnier then directed the members to the financial reports. Matt Cordonnier noted that the budget appears to be in good shape thus far. We are projecting enough carryover to get us through the early part of 2021.

COMMITTEE REPORTS

Subdivision Review Committee

The only item on the agenda is **A REQUEST FOR VARIANCE FROM THE 3 TO 1 DEPTH TO WIDTH RATIO AND THE MINIMUM FRONTAGE OF 275' FOR A PARCEL OVER 5 ACRES. The applicant is proposing to split off 7.137 acres on the west side of a Ditch from a 19.306-acre parcel**

This request is located in Orange Township on the south side of TR 27. The road frontage is proposed to be 89.23' from the west property line to the ditch and the parcel is 1320.11' long. The Engineer's office only had concern on access point for the parcel and it appears the distance between existing drives in the area will allow for a drive location on that 89' of frontage.

Jeff Hunker stated that he can understand the intention of the 3 to 1 depth to width ratio; but in this instance due to shape and the natural feature of the ditch, it does seem to give good reason for granting a variance.

The comment was made that we seem to be having an influx of variance requests on the 3 to 1 issue. Ms. Scrimshaw noted that we did not have this requirement prior to the amendments that allowed us to review lot up to 20 acres. The 3 to 1 ratio has always been in the rules for platted subdivisions only. Matt Cordonnier commented that it seemed to be a standard in several other localities. He said he would further research other communities and see how often this is the case.

Christina Muryn made a motion to approve the request for variance. Bob Nichols seconded. Motion passed 12-2-0.

Matt Cordonnier stated that we had had the Final Plat of the Best Liberty Addition on this agenda. We had to remove it when the County Engineer reported that they did not have the bonds yet or the easement documents. We will try to make a practice from now on of checking with their office before adding these to an agenda.

COMMISSIONER'S REPORT

None

CITY REPORT

Mayor Christina Muryn reported that the City Zoning Map Update is underway. Over 6000 postcards were mailed for properties that we have proposed a change in their zoning district. HRPC is taking phone calls with questions on what it means to the owners and collecting the “opt out” forms. Responses need to be submitted by month’s end. Matt Cordonnier will then make any changes to the database and map for presentation to Planning & Zoning Committee of Council to refer to Council for the process of legislation.

Mayor Muryn also reported that the 2020 Census is still going on. A new deadline of September 30 has been set. She encouraged everyone to respond and if they know of any friends that have not to ask them to as well.

VILLAGE REPORTS

N Baltimore

George Walton reported that the North Point development is progressing. The UPS building is going up and there is another in the works that would be a 750,000 to 800,000 square foot facility.

TOWNSHIP REPORTS

Marion

Dave Ploeger reported that Marion Township plans to offer more free COVID testing October 21-22, 2020.

Liberty

Jeff Hunker reported that at the September 8 County Commissioners meeting there was discussion about the performance bonds for improvements in Subdivisions. Our new regulations require a 2-year bond post development and developers are complaining. They also wish to use a letter of credit instead of a bond. Matt Cordonnier said we would check with other areas about the time of bonding.

BLANCHARD RIVER WATERSHED PARTNERSHIP

Lauren Sandhu reported that they have scheduled a river cleanup in conjunction with Whirlpool employees for September 27 at Liberty Landing

HANCOCK SOIL AND WATER CONSERVATION DISTRICT (HSWCD)

None

DIRECTOR’S REPORT

Matt Cordonnier reported that the County has been approved for a \$750,000 CHIP grant. A portion of the money has been set aside for Habitat for Humanity. They will have \$32,000 each for three homes.

Mr. Cordonnier noted that the following members' terms are expiring on December 31, 2020: Thom Bissell, Don Bledsoe, Matthew Leddy, Christopher Moody, Jody O'Brien and Christie Ranzau. As it is nearing the end of the year, he wanted them to have time to think about whether or not they wished to continue to serve on the Board. Please let Matt know if you do not want to continue.

Mr. Cordonnier reported that we have fielded well over 300 phone calls regarding the "Opt Out" postcards for the zoning map update. As of today, we have 101 requests to opt out.

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 21ST, 2020

BUDGET

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

OCTOBER 21ST, 2020

8) *OLD BUSINESS*

HANCOCK REGIONAL PLANNING COMMISSION

October 21st, 2020

9) NEW BUSINESS

10) COMMISSIONER'S REPORT

11) CITY REPORTS

12) VILLAGE REPORTS

13) TOWNSHIP REPORTS

