

# HANCOCK REGIONAL PLANNING COMMISSION



## BOARD PACKET SEPTEMBER 16TH, 2020

### BOARD MEMBERS

#### CITY REPRESENTATIVES

DONALD BLEDSOE  
GREG BURKS - HSWCD  
PAUL CRAUN  
BRETT GIES  
MATTHEW LEDDY  
CHRISTOPHER MOODY  
CHRISTINA MURYN – FINDLAY MAYOR  
BOB NICHOLS  
JODY O'BRIEN  
CHRISTIE RANZAU RUSSEL –  
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**

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Municipal Building

3<sup>rd</sup> Floor Conference Room

September, 2020 **HANCOCK REGIONAL PLANNING COMMISSION**

**Meeting Dates  
2020**

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

<b>Meeting Date</b>	<b>Notice</b>
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**

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

HRPC Minutes  
3<sup>rd</sup> Floor Conference Room  
Municipal Building  
August 19th, 2020

## **MINUTES**

**MEMBERS PRESENT:** Polly Sandhu, Stephanie Phillips, Dave Ploeger, Jody O'Brien, Jerry Wolford, Jim Ferguson, Don Bledsoe, Matthew Leddy, Bob Nichols, Christopher Moody, Jeff Hunker, Thom Bissell, Brian Robertson, Ed May

**MEMBERS ABSENT:** George Walton, Christie Ranzau, Christina Muryn, Fred Rodabaugh, Lauren Sandhu, Greg Burks, Bret Gies, Grant Russel

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

**GUESTS:** Jessica Borsani Powell

### **CALL TO ORDER**

Polly Sandhu called the meeting to order at 7:33 p.m.

### **APPROVAL OF MINUTES**

Don Bledsoe made a motion to approve the July 15, 2020 minutes. Ed May seconded. Motion passed 14-0-0

### **EXPENDITURES**

Jody O'Brien then presented the expenditures for July 2020.

Jerry Wolford made a motion to approve the expenditures as presented. Don Bledsoe seconded. Motion passed 14-0-0.

### **FINANCIAL REPORT**

Ms. O'Brien then directed the members to the financial reports. Matt Cordonnier noted that the budget does not reflect an adjustment to the "working" budget. He and Jess will work on having that done for next month's meeting.

## **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 FOR A PARCEL OVER 5 ACRES**. The applicant is proposing to split a 25-acre parcel into two equal parcels between the heirs.

Judy Scrimshaw summarized the Committee's report. They voted to recommend approval of the variance.

The Board discussed whether there was good reason for the variance. Some did not like the idea concerned that we may set a precedent for granting these.

Jim Ferguson stated that when he looked at this, he considered whether it would prevent either parcel from having an access onto CR 144 because of the Access Management Regulations. Erica Kelley had stated at the Committee meeting that the road only requires 250' between drives and there is approximately 660' of frontage here. There is adequate room to space out two drives.

Judy Scrimshaw noted that because the parcels are under 20 acres, we would have to review them before they could be recorded and we would have them get a statement from the County Engineer that both could have access. Before we had amended the Subdivision Regulations, we would not have been able to look at a lot this size.

Jeff Hunker and Jim Ferguson both commented that they had heard about some plans that the potential buyer had for the north lot. These issues however cannot be considered in determining whether to grant this variance.

Jessica Borsani Powell stated that she had talked to the client since the Committee meeting. One of the sisters plans to move out of the area and does not want to keep her share of the land. If they split it equally between them, she will be able to sell her portion and no longer have that asset here.

Jim Ferguson made a motion to approve the request for variance. Bob Nichols seconded. Motion passed 10-3-1.

## **CITY REPORT**

None

## **COMMISSIONER'S REPORT**

Brian Robertson reported that the County Budget Commission has been meeting and discussing revenue projection.

The MLK Bridge is going out to bid. It looks like it will be built to a 75-year flood standard. With the railroad bridge construction, the benching projects, detention basins and the 75-year reconstruction, it should come out meeting a 100-year flood standard.

Bob Nichols asked about the Probate Court building. Mr. Robertson replied that there is litigation going on now concerning that project.

## **TOWNSHIP REPORTS**

### **Liberty**

Jeff Hunker reported that Liberty Township would be putting a .9 mil Fire Levy on the ballot. They have never had such a levy before. They need trucks and a new station, so they hope the voters will support this. Other Village and Township representatives stated that they have not had issues with this type of levy passing in their jurisdictions and they think it will pass for them as well.

### **Marion**

Dave Ploeger reported that Marion Township plans to use its CARES Act. money to offer free COVID 19 testing to its residents. They plan to offer 500 tests. If they do not use all of them, they will offer to other areas of the County. It will be a drive-thru test site possibly in mid-September.

He also reported that the Township has had seven applications for new homes this year so far.

### **Cass**

Jerry Wolford reported that Cass Township is doing some paving.

## **VILLAGE REPORTS**

### **Van Buren**

Mayor Ed May reported that they would have 20 new homes going up in the Village in the near future. A portion of Buren Trace subdivision was purchased and will be developed as Couchot Park.

## **BLANCHARD RIVER WATERSHED PARTNERSHIP**

None

## **HANCOCK SOIL AND WATER CONSERVATION DISTRICT (HSWCD)**

None

## **DIRECTOR'S REPORT**

Matt Cordonnier stated that we have restarted the Findlay Zoning map update

process. This has been ongoing for a few years now, but was halted with COVID 19. We were near being ready for the public input portion when we could not hold meetings, etc. The Mayor plans to send out nearly 7000 letters this week to owners of parcels that are scheduled to be changed. Property owners have an option to opt out if they do not want the change. HRPC Staff will be happy to meet with or take emails and calls to answer any questions. The public meeting portion of the process will be done virtually now. There will probably be a couple Zoom Meetings held. If this stays on schedule, it will be completed by the end of 2020.

Mr. Cordonnier commented that in conjunction with the zoning changes he would then update the Findlay Land Use Plan. He would also like to work on a basic Consolidated Land Use Plan for the County. That would go along with what the zoned areas have a basis in those jurisdictions and some general land use in the unzoned areas based on existing uses, etc.

Matt reported that the Commissioners voted to allocate \$100,000 from the CARES Act funds to use as grants up to \$5000 each for small businesses relief. This is to help with any business interference caused by the pandemic. Lizzy Essinger will be handling that process.

Mr. Cordonnier reported that Lizzy and her husband, Ben are expecting a baby boy early next year. This garnered congratulatory applause from the 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

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SEPTEMBER 16TH, 2020

# **BUDGET**

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

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SEPTEMBER 16TH, 2020

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

HANCOCK REGIONAL PLANNING COMMISSION

September 16th, 2020

**9) NEW BUSINESS**

**10) COMMISSIONER'S REPORT**

**11) CITY REPORTS**

**12) VILLAGE REPORTS**

**13) TOWNSHIP REPORTS**

