**Hancock Regional Planning Commission**



**Board Packet**

**November 17th, 2021**

**Board Members**

|  |  |
| --- | --- |
| **City Representatives** | **County Representatives** |
| **Donald Bledsoe** | **Thom Bissell** |
| **Duane Boes** | **Jim Ferguson** |
|  | **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** |
|  |  |
|  | **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**

**Nov. 17th, 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

Oct. 20th, 2021

**MINUTES**

**MEMBERS PRESENT: Bret Gies, Jody O’Brien, Thom Bissell, Duane Boes, Tim Bechtol, Polly Sandhu, Bob Nichols, Matthew Leddy, Don Bledsoe, Grant Russel, Stephanie Phillips, Jim Ferguson, Ed May**

**MEMBERS ABSENT: Fred Rodabaugh, Greg Burks, Jeff Hunker, Dave Ploeger, Lauren Sandhu, George Walton, Jerry Wolford, Greg Burks, Duane Boes, Mayor Christina Muryn, Christie Ranzau**

**STAFF PRESENT:** **Matt Cordonnier, Norma Walters, Wesley Jefferies,**

**Jacob Mercer**

**GUESTS: Pami Sandhu, Dan Stone, Dave Hector, Mrs. Gies, Judy Scrimshaw**

**CALL TO ORDER**

Brett Gies called the meeting to order at 6:00 p.m.

**COMMITTEE REPORTS**

**Subdivision Review Committee**

Matt Cordonnier stated that HRPC had two items to consider on the agenda. The first item is a request by **David Hector on behalf of the Bonnie L. Trust requests a variance from the 3:1 depth to width requirements.** The applicant wishes to split a 77.44 acre parcel (#09000002100) located on TR 51. Matt Cordonnier stated that the Subdivision Review Committee recommended approval of the variance because the applicant is not requesting a new building site and there is a drainage ditch which creates a geographical hardship. At that point Matt Cordonnier asked the applicant Dave Hector to explain his request. Mr. Hector stated that his family has been farming the subject property for 7 generations, almost 200 years. He has reached an agreement to purchase 27.745 acres from his grandfather. Bob Nichols noted that applicant does not wish to create a new building site. President Gies asked if there were any questions regarding the request. There were none. President Gies asked for a Motion.

**Motion to Approve -Thom Bissell, 2nd - Matthew Leddy**

**The Motion Passed 13-0-0**

The second item for HRPC to consider is an application for the **Final Plat of the Best Liberty Addition – 1st Addition located in Liberty Township near CR 9.** Matt Cordonnier stated that this is a Plat that everyone is very familiar with. It has been going through the approval process for just about 2 years. The applicant was required to get an easement to the south for an emergency overflow. The construction drawings have been submitted and approved by the County Engineer. The first plat was approved by HRPC. This second Plat will conclude the construction of the subdivision. Dan Stone noted that that all the requirements for the Plat have been met. Matt Cordonnier asked if there may be a future expansion of the subdivision. Dan Stone noted that an expansion on the north side of the subdivision is possible but an expansion on the south side is not likely. Jim Ferguson noted that TR 9 is planned to be expanded by the County, to help with traffic. During school hours there are some traffic issues that have occurred.

**Motion to Approve – Jim Ferguson, 2nd Polly Sandhu**

**Motion Passed 13-0-0**

**APPROVAL OF MINUTES**

Don Bledsoe made a motion to approve the August and September 2021 minutes with corrections to the September attendance. 2nd – Matthew Leddy Motion passed 13-0-0.

**Executive Committee**

The Executive Committee discussed the Planning Commission items on the November Agenda. The board asked how Jacob Mercer was doing filling in for Judy Scrimshaw. Matt Cordonnier stated that Jacob Mercer was doing a good job, there was a small stumble in the beginning but things have gone well since.

The Committee also discussed HRPC finances. Huntington Bank had charged some additional fees, which are in the process of possibly being refunded.

**EXPENDITURES AND FINANCIIAL REPORTS**

Jody O’Brien directed the members to the Expenditure Reports. There were no questions or comments.

Don Bledsoe made a motion to approve the expenses. 2nd – Jim Ferguson.

Motion passed 13-0-0.

**City Report**

Grant Russel gave the City Report. He discussed the Strategic Planning that the City would be starting in 2022. Planning NEXT has been chosen to lead the effort. Grant Russel then stated that the Parking Authority will be meeting to disband. The group has not met in many years and he believes it should be disbanded. Grant Russel stated that parking tickets will still be issued and are not affected by this decision. Grant Russell then stated his frustration with carriage walk guidelines created by the Federal Government.

**Commissioners Report**

Tim Bechtol stated that the County has three flood prone properties that will be put up for auction in the coming week. The County wishes to avoid long term maintenance for the properties. Tim Bechtol stated that there are a few properties that will need to be acquired for the second river widening project that will occur on the west side of Main Street. He then stated that the MLK road improvements would be completed by early November. The contractor has had supply issues for certain materials for the project. Lastly, Tim Bechtol stated that they will have to start over searching for a spot for the juvenile court. The Mall is no longer an option. Bob Nichols asked if the library was a possible location for the courts. Tim Bechtol responded that they have inquired but the library has not shown any interest in that idea.

**TOWNSHIP REPORTS**

**Village of Van Buren**

Ed may stated that they are completing an asphalt assessment to determine the maintenance needs of the Village roadways. Mike Couchot has completed two of twenty homes. Lastly, he reported that the Village Veterans Memorial will have a dedication on November 11th, 2021. The Memorial is an Eagle Scout project.

**BRWP**

Lauren Sandhu was not in attendance but asked that an invitation to the yearly meeting be extended to all HRPC members. Matt Cordonnier stated that an email invitation will be sent to all HRPC members.

**DIRECTOR REPORT**

Mr. Cordonnier stated that on Friday HRPC submitted a $750,000 grant for the STRICT Center. The center is a fire training facility that will be constructed at Fire Station 4 on CR 236. Matt Cordonnier stated that there is a very high probability of being approved.

Matt Cordonnier stated that he would send an email out to board members whose terms are expiring. They will be given the opportunity to serve another term in they choose.

**ADJOURNMENT**

There being no further business, the meeting was adjourned.

expenditures

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

November 17th, 2021

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

November 17th , 2021

***8) Old Business***

**9) New Business**

**10) Commissioner’s Report**

**11) City Reports**

**12) Village Reports**

**13) Township Reports**