

**ZONING DEPARTMENT  
2019 ANNUAL REPORT  
SUBMITTED BY: Erik Adkins**

The zoning department is responsible for the enforcement of the City of Findlay's zoning code and issuing and inspecting all permit activity which includes: fences, decks, new single and multi-family dwellings, accessory structures, signage, along with new commercial and industrial buildings. The zoning department also includes the enforcement of the N.E.A.T. department, which includes: junk vehicles, trash/junk, and dilapidated structures. Finally, the zoning department is responsible for managing and maintaining the floodplain through enforcement of the City of Findlay flood code.

The zoning department continues to make customer service the number one priority. The rapport with contractors, developers, consultants, and the public has remained positive and cooperative. In spite of the many duties, the interests and concerns of the public are the top priority. The zoning department will always strive for improvement in the efficiency, accuracy, and delivery of its duties.

**Staff**

Erik Adkins, CFM – Zoning/Floodplain Administrator – 6+ years of experience  
Jodi Mathias, CFM – Zoning Code Enforcement Officer – 3 years of experience  
Kyle Inbody – Zoning Code Enforcement Officer – 1 year of experience

**Permit Activity**

Permit activity was steady with 805 permits issued in 2019, which is a slight increase of 50 permits issued in 2018, and of those opened permits, 55 were penalty permits issued to properties that did work without a permit. There were 506 permits that were closed out in 2019.

**Development**

**Housing** – There were 30 new single-family dwellings and 20 new multi-family unit projects, including a new multi-family apartment complex on Bishop Lane and the completion of a townhouse complex across from the Marathon Performing Arts Center. The total construction value for housing equaled to over \$8,600,000.

**Commercial** – The City of Findlay continues to see commercial development throughout the city with new builds and remodels. Dunkin Donuts, Bigby Coffee, and Casey's Convenient Store all have been added to the Trenton Avenue thoroughfare; and the Tiffin Avenue thoroughfare now includes a KFC which was a remodel of the prior Lee's Chinese Restaurant.

**Industrial** - The industrial activity was steady with multiple companies constructing large additions to their existing buildings, along with the completion of Campbell's Soup distribution center on McLane Drive and Veoneer Brake Systems America on Bright Road.

**Flood Enforcement**

The Blanchard River benching project is nearing completion in the spring of 2020. Once complete, the benching is projected to affect approximately 600 properties for the good. The City of Findlay recently received \$15 million dollars in federal funding for flood mitigation, which will be used for projects along the Eagle Creek and other mitigation projects to reduce flooding.

### **N.E.A.T. Activity**

There were over approximately 600 cases investigated and 414 opened in 2019, many of the cases were closed with voluntary compliance. The 43 cases that were non-compliant, we filed with the Findlay Municipal Court for criminal charges.

### **Map Update and Future Land Use Plan**

As in prior years, updating the Future Land Use Plan and zoning map has been a priority and will be heading to council in 2020. The zoning code will undergo some minor modifications.