

Wood County Planning Commission
April 1, 2008 @ 5:30pm

The Wood County Planning Commission met in regular session on Tuesday, April 1, 2008 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Tony Allion, John Brossia, Tim Brown, Jim Carter, Patrick Fitzgerald, Raymond Huber, and Alvie Perkins. Planning Commission staff in attendance was: David Steiner, Kelly Hemminger, and Cheryl Riffner. In addition to Planning Commission members and staff, 7 guests were present.

Chairman Fitzgerald called the meeting to order. Upon calling the meeting to order, Mr. Cater made a motion to approve the February 5, 2008 Planning Commission meeting minutes. Mr. Allion seconded the motion and Commission members responded in full support.

New Business:

ACTIVITIES REPORT *(February 2007 – March 2008)*

Mr. Steiner reported that a final version of the Wood County Comprehensive Land Use Plan had been presented to the Board of Commissioners for adoption. Mr. Steiner reported that he had assisted Grand Rapids and Jackson Townships with various zoning updates and reported that he had met with a representative from the Ohio Wind Power Group to discuss zoning for wind turbines. Mr. Steiner reported that the FY06 Village of Bradner project had begun and stated that the FY06 Village of Luckey sanitary sewer tap-in project and the Village of North Baltimore Cherry Street project had been prepared for bidding. Mr. Steiner reported that the annual Tax Incentive Review Council (TIRC) meeting was held on March 12, 2008 and stated that all necessary TIRC reports had been submitted to the Ohio Department of Development office of Tax Incentives for annual review. Mr. Steiner reported that Wood County's Flood Map Modernization was discussed with the Ohio Department of Natural Resources. Mr. Steiner concluded his reported and noted that two rural address locations had been issued and 14 parcel splits and 6 combinations had been completed totaling approximately 315 acres.

ZONING – MILTON TOWNSHIP

The Milton Township Trustees submitted a series of amendments to the current Milton Township Zoning Resolution. The amendments specifically dealt with the construction and regulation of residential wind turbines. The regulations were intended to provide zoning requirements for individual wind turbines for residential use and not for large scale "wind farm" operations.

Mr. Steiner began his review and discussion and stated that the text amendments that Milton Township submitted for Planning Commission review and approval were the sample residential wind turbine regulations that were drafted by the Wood County Planning Commission office. Mr. Steiner reported that the regulations addressed the location and construction of all residential wind turbines, as well as set guidelines for issues such as aesthetics and height limitations. Mr. Steiner noted that the regulations were designed and intended to regulate single wind turbines, which were constructed

on residential lots for use by individual property owners and were not intended to address large scale wind farms. Mr. Steiner reported that Milton Township had adjusted the Planning Commissions sample language to apply to Milton Township, and reported that Milton Township needed to incorporate wind turbine related definitions into their existing zoning resolution. Mr. Steiner reported that some concern had been expressed regarding the 6 month window to remove or replace an inoperative wind turbine. Mr. Steiner reported that this time constraint may need to be addressed because parts for an inoperative wind turbine may take longer for individuals to acquire.

When the item was turned over to Planning Commission members for review and discussion, Mr. Fitzgerald questioned if an existing wind turbine would be grandfathered under these regulations. Mr. Steiner reported that they would. Mr. Brossia questioned if Wood County had adopted any rules or regulations for wind turbines. Mr. Steiner stated that the Planning Commission could not regulate wind turbines countywide, and stated that regulations would have to be adopted at the township level.

When the item was turned over to the audience for comments, Mr. Gene Steele, Village of Pemberville citizen, stated that there was a pending case in the New Jersey Supreme Court which could stop the regulation of wind turbines. Mr. Steiner reported that he was not aware of this case and stated that the Wood County Planning Commission operated under the Ohio Revised Code. Mr. Ron Rego, Starks Green by Design, stated that he installed residential wind turbines and reported that he was concerned with several areas of the Wind Turbine Regulations. Mr. Rego reported that he was concerned with the regulation of color and fall zone verbage. Mr. Rego urged the Planning Commission members and staff to visit his company so that he could educate them about wind turbines. Mr. Fitzgerald questioned if there were set regulations within the wind turbine industry. Mr. Rego stated that there were not, and added that they like to install units that operate between 50-60 decibels and stand 40-90 feet high. Mr. Brown stated that he would not like to see the regulations too restrictive and volunteered to review the regulations with Mr. Rego and Mr. Steiner. Mr. Rego stated that he would establish an easy process for individuals to install a residential wind turbine.

When the item was turned over to the Planning Commission members for a recommendation, Mr. Brown moved to approve the proposed text amendments to the Milton Township Zoning Resolution, and suggested that Milton Township reconsider areas within the regulations including decibel requirements, idle tower duration, inhabited structure, and color. Mr. Brown also added that definitions should be added to the Milton Township definition section as well. Mr. Brown encouraged the township to clarify and revise the wind turbine regulations to be less restrictive to homeowners. Mr. Carter seconded the motion and Commission members responded in full support.

SUBDIVISION – PERRYSBURG TOWNSHIP

Atwell Hicks and Wal-Mart Stores Inc. submitted a final roadway dedication plat entitled “Dedication Plat of the Westerly Extension of South Compass Drive”. The purpose of this plat is to establish a road (continuation of the existing South Compass Drive) for the new Wal-Mart store that is located on the north side of Fremont Pike in Perrysburg

Township. The total area of land to be dedicated consists of 1.53 acres of land and contains 80 feet of right of way.

Mr. Steiner began his review and discussion and stated that the property was located in Road Tract 1 of Perrysburg Township and stated that the property more specifically was located on the north side of State Route 20 (Fremont Pike). Mr. Steiner reported that Simmons Road bordered the property to the east and reported that the Oakmead Drive and the Oakmont Subdivision were southwest of the property. Mr. Steiner reported that the property was currently zoned PUD-MX, which designated a mixed use planned unit development. Mr. Steiner reported that lands surrounding the property were zoned a combination of A-1 Agricultural, R-5 Residential, and C-2 Commercial. Mr. Steiner stated that the Wood County Comprehensive Land Use Plan had designated the property as commercial area and a key corridor.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Huber stated that he had several concerns regarding the dedication of South Compass Drive in Perrysburg Township. Mr. Huber submitted the list to the Planning Commission staff and moved to approve the dedication plat entitled "Dedication Plat of Westerly Extension of South Compass Drive", with a condition that all concerns listed are addressed. Mr. Allion seconded the motion and Commission members responded in full support. Mr. Jeff Smith, Atwell Hicks, stated that all concerns would be addressed.

ZONING – PERRYSBURG TOWNSHIP

Timberstone - Bostleman Joint Venture and George V. Oravec submitted a request to rezone approximately 4.868 acres of land from an R-3 Suburban Residential District (medium density) to an R-4 Suburban Residential District (medium density). The applicant indicated that they would like to construct a senior multi-family housing apartment complex.

Mrs. Hemminger began her review and discussion and stated that the property was located in Road Tract 9 and Road Tract 12 of Perrysburg Township. Mrs. Hemminger stated the property was located on the north side of State Route 20 (Fremont Pike) and the west side of Lime City Road. Mrs. Hemminger reported that the property was located approximately one mile from the Crossroads of America Shopping Center, which was located in the City of Rossford. Mrs. Hemminger reported that the property in question was zoned R-3 Suburban Residential and reported that lands surrounding the property were zoned a combination of Agricultural, R-3 Suburban Residential, R-4 Suburban Residential, C-3 Highway Business, and I-2 General Industrial. Mrs. Hemminger stated that the Wood County Comprehensive Land Use Plan had designated the property as a commercial center and a key corridor. Mrs. Hemminger reported that no environmental constraints were associated with the property and stated that utilities were available to the site.

When the item was turned over to Planning Commission members for review and discussion, Mr. Carter inquired as to what the recommendation of the Wood County Planning Commission was. Mrs. Hemminger stated that they recommended approval. Mr. Brown moved to recommend to Perrysburg Township that the township approve

the request to rezone approximately 4.848 acres of land from R-3 Suburban Residential to R-4 Suburban Residential. Mr. Perkins seconded the motion and Planning Commission members responded in full support. Mr. Fitzgerald questioned why the applicant had proposed senior housing for this property. Mr. Oravec, applicant, reported that a market study revealed the location to be a prime senior housing area with the proximity to commercial development.

Director's Time:

Mr. Steiner reported that the next Planning Commission meeting would be held on May 6, 2008 at 5:30p.m. Mr. Steiner reminded Commission members that the June Planning Commission meeting would include the selection of Community Development Block Grant (CDBG) projects.

There being no further discussion, the meeting stood adjourned with a motion from Mr. Brossia. Mr. Allion seconded the motion with Commission members responding in full support.