

**Wood County Planning Commission
April 4, 2006**

The Wood County Planning Commission met in regular session on Tuesday, April 4, 2006, at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, Tim Brown, John Brossia, Patrick Fitzgerald, Jim Carter, Alvin Perkins, Donna Schuerman, and Richard Kohring. Planning Commission staff members in attendance were: Dave Steiner, Kelly Moore, and Cheryl Riffner. In addition to Planning Commission members and staff, fifteen guests were present.

Mr. Kohring, who acted as Chairperson in Mr. Weidner's and Mr. Ewald's absence called the meeting to order. Upon calling the meeting to order, Mr. Perkins made a motion to approve the March 2006 meeting minutes. Mrs. Schuerman seconded the motion with Commission members in full support.

New Business:

STAFF ACTIVITIES REPORT FOR FEBRUARY-MARCH 2006

Planning Commission Director Mr. Dave Steiner reviewed the staff activities report for the months of February and March of 2006. Mr. Steiner noted that there had been much activity during February and March, and then highlighted the more pertinent items undertaken by the Planning Commission Staff during the two months.

AGENDA ITEM #1 – PERRYSBURG TOWNSHIP ZONING

Miller Diversified, Inc. submitted a request to rezone approximately 41 acres of land from an A-1 Agricultural zoning classification to an R-1 Rural Residential District (low density) and an R-3 Suburban Residential District (medium density). The applicant requested that approximately 30 acres be rezoned to an R-3 Residential zoning classification that would be buffered by approximately 11 acres, which would be rezoned to an R-1 Residential zoning classification.

Mr. Steiner began his review and discussion of this item by describing the location of the subject parcel, as well as outlining the current land use and zoning of the parcel and surrounding areas. Mr. Steiner also provided Planning Commission members with a brief history of the parcel of land being reviewed. Mr. Steiner noted that the Planning Commission had reviewed a rezoning request for the same parcel of land in 2004. Mr.

Steiner further explained that at that time, the request was to rezone the entire parcel to an R-3 Residential Zoning Classification. Mr. Steiner explained that this request had been recommended for denial by the Planning Commission, and was ultimately denied at the Township level. Mr. Steiner then concluded his review and discussion of the item by stating that the current request was an attempt by the applicant to compromise with the Township by providing an R-1 “buffer area” around the higher density R-3 Zoning.

When the item was turned over to Planning Commission members for review and discussion, several items were discussed. Mr. Kohring asked for clarification on the zoning classifications for the parcels surrounding the subject parcel. Mr. Steiner then reviewed the surrounding zoning classifications for Planning Commission members again. Mr. Brossia asked for clarification regarding the staff’s recommendation on the item. Mr. Steiner explained that the parcel of land in question was a key parcel in that it would in all likelihood determine the course of all development that would occur along the north side of Neiderhouse Road in the future. Mr. Steiner further explained that it was up to Perrysburg Township and the Planning Commission to decide if land uses along Thompson Road would taper in regards to density, or if there would be definite line between high density residential use and rural residential use. Mrs. Schuerman asked if the Commission was only considering a zoning change, or if it was considering a subdivision plan also. Mr. Steiner stated that the Commission was only considering recommending to Perrysburg Township whether or not the Township would approve the request.

The Planning Commission then turned the item over to the applicants to provide further information regarding the request. Upon turning the item over to the applicants, Mr. Jerry Miller of Miller Diversified explained to the Commission that what was being reviewed by the Planning Commission was the result of comments made from neighboring property owners, Planning Commission Staff, and Township Officials. Mr. Miller further explained that he and the other applicants felt that there was a strong desire for a lower density type of development at that location, which explained the new proposal which was a blend of lower density R-1 and medium density R-3. Mr. Greg Feller, engineer for the item explained to the Commission that a traffic count had been conducted by his firm, and that it appeared that the proposed density would not create an undue burden on Thompson and Neiderhouse Roads in regards to additional traffic. Mr. Steiner then noted that any road improvements that may occur if development occurred on the parcel would be funded by the developers. Mr. Kohring then asked Mr. Miller why there was an odd configuration of R-1 residential land on the property. Mr. Miller replied that it was due to internal traffic flows that would occur if the land was developed.

The Planning Commission then turned the item over to the public for comments and review. There was considerable discussion and concern from the public during this portion of the review of the item. Mr. Don Smith, Thompson Road resident, expressed concern that the proposed zoning didn’t fit with the existing five acre residential lots already existing in the area. Mr. Smith also expressed concern regarding the extension of

utilities to the subject parcel. Mr. Kohring asked to see the letter from the Northwestern Water and Sewer District that Mr. Smith had referenced. Mr. Smith further expressed concern that he would have to annex to the City of Perrysburg if he was forced to tap into any new utilities. Mr. Steiner stated that under current policy, the residents along Thompson Road would have to sign an annexation agreement with the City of Perrysburg in order to use the utilities. Mr. Tom Harbauer, property owner along Niderhouse Road, expressed concern about increased traffic along Thompson Road, and the cost he would be assessed if the utilities were run in front of his farm ground.

After hearing no new discussion, Mr. Kohring called for a motion. Mr. Fitzgerald made a motion to recommend to Perrysburg Township that the Township deny the request to rezone the property to an R-1 and R-3 Residential zoning classification. Mr. Brossia seconded the motion, and Commission members responded with a vote of 7 in favor, none opposed, motion carried.

ITEM # 2 SUBDIVISION-MIDDLETON TOWNSHIP

A final plat entitled “Waterville Bluffs on the River” had been submitted for review and approval. Mr. Steiner began review and discussion of this item by noting the location of the plat, the land use in the area surrounding the plat, and also noted that the plat had been reviewed and denied at the March 2006 Planning Commission meeting. Mr. Steiner further explained that the version being reviewed currently was the version that addressed and corrected all errors found in the version reviewed at the March meeting.

Mr. Steiner noted that the new version of the plat contained open space, and that a declaration of restrictions had been provided for the plat. Mr. Steiner concluded his review of the item by noting that there was still no sanitary sewer available to the plat, and that the Wood County Health Department would probably not sign off on the plat until the sewer issue was resolved.

When the item was turned over to Commission members for discussion, Mr. Carter asked for clarification on the signature from the Health Department. Mr. Steiner explained that while the plat was recommended for approval in the staff report, the Health Department still needed to sign off on the signature page of the plat before it could be recorded. Mr. Steiner further explained that this might not occur until the issue of sanitary sewers was addressed. Mr. George Orvacez, engineer of the plat explained that he had met with the Wood County Health Department, and that they required the developers of the plat to place funds in escrow for the sewer improvements before they would sign off on the plat. Mr. Allion asked about the open space, specifically if the open space was to be common space. Mr. Oravecz stated that it would be common open space for the residents of the plat. Mr. Fred Vetter, Middleton Township Trustee, expressed his personal concern regarding access to the open space by essential service and emergency personnel in the event of an emergency. Mr. Oravecz stated that access in that situation would have to be on foot.

Hearing no further discussion of the item, Mr. Kohring called for a motion. Mr. Fitzgerald made a motion to grant final approval to Waterville Bluffs on the River. Mrs. Schuerman seconded the motion, and Commission members responded with a vote of seven in favor, none opposed, motion carried.

AGENDA ITEM # 3 ZONING-CENTER TOWNSHIP

The Center Township Trustees submitted an amendment to their current Zoning Resolution that would allow the use “photography studio” as a conditional use in an agricultural zoning district in Center Township.

Ms. Moore began review and discussion of the item by explaining to the Planning Commission that the amendment was drafted and submitted in response to an issue in Center Township that the Planning Commission reviewed at the March meeting regarding zoning a portion of a property to a commercial zoning classification. Ms. Moore stated that by making the end use of a photography studio a conditional use, Center Township would be able to place additional conditions on the property such as hours of operations, number of employees, and screening. Ms. Moore concluded her review of the item by stating that Center Township chose to add the amendment to their Resolution in order to prevent the creation of a “spot zone” of commercial land for a photography studio.

When the item was turned over to Commission members for review and discussion, Mr. Brown stated that he wanted to commend the Center Township Trustees for their effort in resolving a difficult issue.

Mr. Brown then made a motion to recommend to Center Township that the Township adopt the zoning amendment as presented. Mr. Carter seconded the motion with Commission members in full support.

Director’s Time:

During Director’s time Mr. Steiner asked the Commission members if they wished to try a five o’clock meeting time for the May 2006 Planning Commission meeting. The Commission was agreeable, and it was decided to hold the May meeting at 5:00. Mr. Steiner also reminded Commission members that the Land Use Plan Update Steering Committee was meeting on April 19th, 2006, at 6:00 pm. Mr. Steiner asked that any interested Commission members attend.

There being no further business to discuss, the meeting stood adjourned after a motion from Mr. Brown, and a second from Mr. Perkins.