

**Wood County Planning Commission**  
**April 3, 2007 @ 5:30pm**

The Wood County Planning Commission met in regular session on Tuesday, April 3, 2007 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Tony Allion, Tim Brown, Jim Carter, John Brossia, Ray Huber, Richard Kohring, and Alvie Perkins. Planning Commission staff in attendance was: David Steiner, Kelly Hemminger, and Cheryl Riffner. In addition to Planning Commission members and staff, eight guests were present.

Vice Chairman Kohring called the meeting to order. Upon calling the meeting to order, Mr. Carter made a motion to approve the March 2007 Planning Commission meeting minutes. Mr. Perkins seconded the motion with Commission members in full support.

**New Business:**

**ACTIVITIES REPORT**     *(March 2007)*

Mr. Steiner reported that he had researched zoning and regulations for private wind farms and stated that Weston and Portage Townships had been assisted with updates to their zoning resolutions. Mr. Steiner reported that a preconstruction meeting had been held for the FY05 Village of Custar bulk water station project and reported that the City of Rossford Senior Center Revolving Loan Fund project had been put out for bid. Mr. Steiner stated that a notice had been published and a Request for Release of Funds had been sent to the State of Ohio for the Village of North Baltimore Gonzales building demolition and the Village of Hoytville waterline project. Mr. Steiner reported that the 2007 Tax Incentive Review Council meeting was held on March 14, 2007 and reported that updated information had been provided to the Ohio Department of Development on Wood County's active enterprise zones. Mr. Steiner reported that applicants interested in the Agricultural Easement Purchase Program had been met with. Mr. Steiner concluded the activities report by stating that 18 parcel splits containing approximately 100 acres had been completed and 16 rural address locations had been issued.

**ZONING – MIDDLETON TOWNSHIP**

Hull Prairie Development Company, LTD., submitted a text amendment to the PUD portion of the current Middleton Township Zoning Resolution. The changes being proposed would allow for single family homes to share a common wall upon a common lot line. Other proposed changes included a reduced requirement for lot size, area, and setbacks.

Mr. Steiner began his review and discussion and stated that the proposed amendments had been drafted in response to problems that were encountered at the Hull Prairie Meadows Development. Mr. Steiner stated the core issue that arose within the development was related to setbacks for villa units. Mr. Steiner noted several mistakes within the staff analysis which included; Item #2, developer agrees to build sidewalks, should read developer agrees to build sidewalls. Mr. Steiner also clarified that

Middleton Township did not deny the amendments but tabled the discussion so that the text amendment at hand could be presented to the Wood County Planning Commission.

When the item was turned over to the Planning Commission members for review and discussion, Vice Chairman Kohring turned the discussion over to Mr. Dean Frederick, Frederick & Associates, engineer for Hull Prairie Development Company, LTD. Mr. Frederick presented the Planning Commission members with a handout which explained the revision to the PUD text for Middleton Township. Mr. Frederick explained that the text amendment would affect Hull Prairie and any other PUD development proposed within Middleton Township. Mr. Frederick explained that the PUD text amendments would include the following: 1) No reduction in front or rear setbacks, 2) 30% reduction in lot area, 3) 25% reduction in lot width, and 4) 25% reduction of the side yard setbacks (Note: Side yard setbacks may be further reduced per article XVII section 6.3.C. (4)) (Applies only to R-2 & R-3 zoning districts w/ public sewer). Mr. Frederick noted that the changes to the PUD text would not alter the amount of green space required in a PUD development within Middleton Township.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Kohring questioned if the green space was reduced as a result of combining the two building units into one. Mr. Frederick stated that it was not and reported that the 25% of green space excluded the lot area. Mr. Brossia questioned how the one hour fire rating was determined. Mr. Frederick stated that section 302 of the Ohio Building Code determined this rating. Mr. Frederick explained that as buildings get closer together the fire rating increases, for example, one hour or two hour. Mr. Frederick explained that building which are 6' feet apart require a one hour fire rating. Mr. Huber questioned how site drainage would be accomplished within a 10 foot strip between houses. Mr. Frederick stated that drainage easements are accounted for in the building site plan and reported that access to the rear of the units could be obtained through the 20' foot access area. Mr. Frederick reported that all infrastructure was in place for Hull Prairie Development. Mr. Brossia questioned who verified that the structure was properly built on the lot to meet all setbacks. Mr. Frederick stated that Middleton Township has authority over the building permit, which verifies that all setbacks are met. Mr. Frederick stated that the amendments that have been proposed were the result of discussions with the Wood County Prosecutors Office, the Wood County Engineers Office, and Middleton Township.

When the item was turned over to the Planning Commission members for a motion, Mr. Brown moved to recommend approval of the PUD text amendment to Middleton Township. Mr. Perkins seconded the motion with Planning Commission members in full support.

## **ZONING – MIDDLETON TOWNSHIP**

Peter Vandenberghe submitted an application to rezone approximately 11 acres of land in section 19 of Middleton Township from an A-1 Agricultural zoning classification to a B-3 Highway Business zoning classification. The applicant indicated that they wished to construct a building material sales yard as well as offices for the operation.

Mr. Steiner began his review and discussion and stated that the property was located on the west side of State Route 25, in Section 19 of Middleton Township. Mr. Steiner reported that the property was located one quarter of a mile south of King Road, three quarters of a mile north of State Route 582, and one mile west of Mercer Road. Mr. Steiner reported that the parcel in question was currently zoned A-1 Agricultural and reported that lands to the north, south, east, and west were also zoned A-1 Agricultural. Mr. Steiner reported that lands to the southeast were zoned R-4 Residential and M-1 Industrial. Mr. Steiner stated that no environmental constraints were identified on the property and that the Wood County Comprehensive Land Use Plan had designated the property as an employment opportunity corridor. Mr. Steiner noted that Jerry Greiner, Northwest Water and Sewer District, reported that public water would be available but public sewer may be an issue.

When the item was turned over to the Planning Commission members for review and discussion, Vice Chairman Kohring turned the discussion over to Mr. Peter Vandenberghe, applicant. Mr. Vandenberghe stated that Spartan Construction would be the initial user for the property, which would consist of mainly storage and office space. Mr. Vandenberghe reported that in the future they would also like to have retail available to outside consumers. Mr. Huber questioned the access management onto State Route 25 (Dixie Highway). Mr. Steiner reported that the Ohio Department of Transportation would issue access for the property onto State Route 25 and reported that the overlay district was still in various stages at the Middleton Township level. Mr. Huber questioned if they would need to abide by the overlay district if they were to start construction now. Mr. Steiner stated that would be up to Middleton Township. Mr. Allion questioned if access was available from north bound traffic. Mr. Vandenberghe stated that there was not.

When the item was turned over to the Planning Commission members for a motion, Mr. Carter moved to approval the request to rezone approximately 11 acres from A-1 Agricultural to B-3 Highway Business in Middleton Township. Mr. Allion seconded the motion and Commission members responded with a vote of 5 in favor, one opposed (Mr. Huber), motion carried.

## **ZONING – LAKE TOWNSHIP**

Perry Real Estate, Inc., submitted a request to rezone approximately 9 acres of land in Section 3 of Lake Township from a B-1 Neighborhood Business zoning classification to a B-2 General Commercial zoning classification. The applicant indicated that the property had been vacant for approximately 5 years and a B-2 General Commercial zoning designation would help to properly market the property to perspective buyers.

Mrs. Hemminger began her review and discussion and stated that the property was located on the south side of State Route 51 (Woodville Road) at the intersection of State Route 579, in Section 3 of Lake Township. Mrs. Hemminger stated that the property bordered the City of Northwood and was located approximately one mile east of the Village of Walbridge. Mrs. Hemminger reported that the property was currently zoned B-1 Neighborhood Business and stated that surrounding properties were zoned Agricultural, Commercial, B-1 Neighborhood Business, and B-2 General Commercial. Mrs. Hemminger stated that the Wood County Comprehensive Land Use Plan had

designated the property as Commercial and an expansion area for the City of Northwood. Mrs. Hemminger reported that no environmental constraints were associated with the property and stated that both public water and public sewer were available to the property.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Carter moved to recommend to Lake Township that they approve the request to rezone approximately 9 acres in Section 3 of Lake Township from a B-1 Neighborhood Business zoning classification to a B-2 General Commercial zoning classification. Mr. Perkins seconded the motion with Commission members responding in full support.

### **ZONING – MILTON TOWNSHIP**

The Custar Stone Company submitted a request to rezone approximately 94 acres of land in Section 6 of Milton Township from an Agricultural zoning classification to an Industrial zoning classification. The Custar Stone Company has operated on the property for more than 60 years and they indicated that they would like to expand the mining operation of the quarry.

Mrs. Hemminger began her review and discussion and stated that the property was located on the north side of Portage Road along the border of Henry and Wood Counties, approximately two miles south of State Route 6. The property was located approximately 4 miles west of the Village of Weston and three miles south of the Village of Grand Rapids. Mrs. Hemminger stated that the property was zoned Agricultural and reported that property to the north, east, and west were zoned Agricultural and property to the south was zoned Industrial. Mrs. Hemminger reported that the Wood County Comprehensive Land Use Plan had designated the property as Agricultural and stated that public utilities were not available to the property. Mrs. Hemminger reported that wetlands and floodplains were associated with the property.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Brown questioned if the Planning Commission would inform the Custar Stone Company of the Floodplain and Wetland Regulations that they would need to comply with. Mr. Steiner added that coordination would need to be done very carefully. Mr. Huber questioned if the Custar Stone Company would need a mining permit. Mrs. Hemminger stated that they would be under regulations from the Ohio Environmental Protection Agency (OEPA). When the item was turned over to the Planning Commission members for a motion, Mr. Brossia made a recommendation to Milton Township that the township approve the request to rezone approximately 94 acres from an Agricultural zoning classification to an Industrial zoning classification with the recommendation that the applicant coordinate with the proper agencies regarding floodplains and wetlands. Mr. Perkins seconded the motion with Commission members in full support.

### **ZONING – HENRY TOWNSHIP**

F&S Associates submitted an application to rezone approximately 41 acres of land from an A-1 Agricultural zoning classification to an S-1 Special District zoning classification. The purpose of this request was that Hancock-Wood Electric wished to relocate their current headquarters to the new location.

Mr. Steiner began his review and discussion and stated that the property was located in the southeast quarter of Section 36, Henry Township. Mr. Steiner stated that the property was located on the south side of State Route 18 (Deshler Road), and reported that the State Route 18 and Interstate 75 interchange was located approximately 1,000 feet to the east of the parcel, and the northern border of Hancock County was located directly to the south of the parcel. Mr. Steiner reported that the property was currently zoned A-1 Agricultural and stated that land to the north and west were also zoned A-1 Agricultural. Mr. Steiner reported that lands to the east were zoned A-1 Agricultural and Commercial, and stated that lands to the south were located within Hancock County. Mr. Steiner reported that no environmental constraints were associated with the property and noted that the property was designated as an employment opportunity corridor, a commercial area, and an expansion area for the Village of North Baltimore. Mr. Steiner explained that the Hancock-Wood Electric Company wished to relocate their headquarters to the new location.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Perkins stated that he would not like to lose Hancock-Wood Electric from Wood County and made a motion to recommend to Henry Township that they approve the request to rezone approximately 41 acres of land from an Agricultural zoning classification to an S-1 Special zoning classification. Mr. Brown seconded the motion and Commission members responded with 5 in favor, 1 abstention (Mr. Huber), motion carried.

#### **Director's Time:**

Mr. Steiner reported that the next Planning Commission meeting would be held on May 1, 2007 at 5:30p.m. There being no further business, the meeting stood adjourned with a motion from Mr. Perkins. Mr. Brossia seconded the motion with Commission members in full support.