

Wood County Planning Commission
April 7, 2009 @ 5:30pm

The Wood County Planning Commission met in regular session on Tuesday, April 7, 2009 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, Tim Brown, Jim Carter, Patrick Fitzgerald, Ray Huber, Alvie Perkins, and Leslee Thompson. Planning Commission staff in attendance was: David Steiner, Kelly Hemminger, and Cheryl Riffner. One guest was present at the meeting.

Mr. Brown made a motion to approve the February 2009 Planning Commission meeting minutes. Mr. Perkins seconded the motion with commission members responding in full support.

New Business:

ACTIVITIES REPORT *(February and March 2009)*

Mr. Steiner reported the committee updating the Wood County Subdivision Rules and Regulations met twice. Mr. Steiner stated that research was conducted on the ability to zone outdoor wood fired burners, solar panels, and solar power. Mr. Steiner stated that work continued on the Neighborhood Stabilization Program (NSP) and informed commission members that an application had been submitted to the State of Ohio. Mr. Steiner reported the annual Tax Incentive Review Council (TIRC) meeting was conducted on March 18, 2009 and reported that all data for outstanding Enterprise Zones (EZ) and Community Reinvestment Areas (CRA) had been entered into the Ohio Department of Development's database. Mr. Steiner reported that photos had been taken to document the March 2009 flooding. Mr. Steiner reported that application were ranked and reviewed for the Administrative Assistant vacancy and reported that interviews were conducted and a potential candidate had been selected.

SUBDIVISION – PLAIN TOWNSHIP

Mr. Kenneth Warnke submitted a variance request from the 3:1 width to depth requirement found in the Wood County Subdivision Rules and Regulations. Specifically, the applicant wished to extend the rear lot lines of three existing lots of record so that the end width to depth ratio was closer to a 4:1 ratio rather than a 3:1 ratio.

Mr. Steiner began his review and stated that the property consisted of three existing lots of record in the northeast quarter of Section 2, Plain Township. Mr. Steiner reported the lots were located on the west side of Hull Prairie Road, Hannah Road was located approximately one half mile to the south, and the Georgetown Subdivision was located directly to the north of the lots. Mr. Steiner stated the property was zoned R-2 Residential and reported that lands to the north, south, and west were zoned R-2 residential, and lands to the east were zoned A-1 Agricultural. Mr. Steiner reported the Wood County Land Use Plan had designated the area an "Urban – Small Town Expansion Area", and reported that no environmental constraints were associated with the property.

Mr. Kenneth Warnke, applicant, informed commission members that he had requested the variance from the 3:1 ratio requirement in order to increase the lot size of three existing

lots. Mr. Warnke stated the larger lots would increase the value of the lots for resale. Mr. Warnke stated the existing lots were approximately .86 acres and reported that the additional acreage would increase the lot sizes to approximately 1.25 acres per parcel.

When the item was turned over to commission members for review and discussion, Mr. Carter questioned what the permitted uses were within an R-2 Residential zoning classification. Mr. Steiner reported that one and two family dwellings were permitted. Mr. Brown questioned the rationale behind the 3:1 ratio. Mr. Steiner reported it was to limit long and slender "bowling alley" lots. Mr. Fitzgerald made a motion to approve the variance request from Kenneth Warnke to waive the 3:1 ratio requirement. Mrs. Thompson seconded the motion and commission members responded with a vote of 5 in favor, none opposed, and one abstention (Mr. Huber).

Director's Time:

Mr. Steiner reported that he would present information pertaining to Outdoor Wood Fired Boilers at the May 5, 2009 Planning Commission meeting.

Chairman's Time:

Mr. Allion stated that he would like to enter into Executive Session.

Executive Session:

At 5:53pm Mr. Fitzgerald made a motion to enter into executive session in order to discuss employment matters. Mr. Perkins seconded the motion. At 6:08pm Mr. Carter made a motion to exit executive session. Mr. Perkins seconded the motion and commission members responded in full support.

Following executive session, Mr. Brown made a motion to grant Director Dave Steiner the authority to hire an employee to fill the vacancy that will be caused by Mrs. Riffner's retirement, with the understanding that the candidate selected has a favorable reference and BCI check. Mr. Fitzgerald seconded the motion and commission members responded in full support.

There being no further discussion, Mrs. Thompson made a motion to adjourn the April 7, 2009 Planning Commission meeting. Mr. Perkins seconded the motion and commission members responded in full support.