



**WOOD COUNTY PLANNING COMMISSION  
AGENDA**

**April 3, 2012**

**5:30 PM**

The Wood County Planning Commission will meet in regular session on Tuesday, April 3, 2012 at the County Office Building in Bowling Green, Ohio. The time of this meeting is 5:30pm. A suggested agenda follows:

Approval of the March 2012 Planning Commission meeting minutes.

**OLD BUSINESS**

**NEW BUSINESS**

**WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT**

Staff activities for March 2012 will be reviewed.

**WEBSTER TOWNSHIP – ZONING**

Webster Township has submitted two (2) text amendments to the current Webster Township Zoning Resolution. The first amendment is to adopt the sample language for wind turbines and small wind farms that has been drafted by the Wood County Planning Commission. Webster Township has elected to make wind turbines and small wind farms under five (5) megawatts in size a conditional use in Webster Township. In addition to the wind turbine language, Webster Township has drafted new language requiring a dwelling permit to be issued before a pond permit will be issued by the township zoning inspector.

**SUBDIVISION RULES AND REGULATIONS UPDATE**

Review of the latest draft of the Wood County Subdivision Regulations Update. The Director will provide the Planning Commission members with a brief update regarding the outcome of the most recent meeting regarding the subdivision regulation update process.

**CHAIRMAN'S TIME**

**DIRECTOR'S TIME**

**ADJOURNMENT**

*Please make plans to attend!*

## **ITEM # 1 - WEBSTER TOWNSHIP - ZONING**

### **APPLICANT**

Webster Township Trustees

17749 Webster Road  
Bowling Green, OH 43402

### **PROPOSAL**

Webster Township has submitted two (2) text amendments to the current Webster Township Zoning Resolution. These amendments involve the addition of language for the regulation of wind turbines and small wind farms under five (5) megawatts in size in Webster Township. The second amendment consists of language that states that a pond permit will not be issued prior to a dwelling permit being issued to an applicant.

### **ATTACHMENT**

A. Copy of text amendments

### **STAFF ANALYSIS**

Webster Township has been studying and discussing the concept of zoning for residential wind turbines and for small wind farms under five (5) megawatts for over a year. In March of 2011, the Director met with the Webster Township Zoning Commission to discuss the mechanics of zoning for turbines. After deliberation, the township has elected to add the language to the current Webster Township Zoning Resolution.

The township chose to use the sample language that the Planning Commission Staff drafted in 2010. The township also elected to make all turbines and small wind farms a conditional use in Webster Township. The only deviation the township chose from the language that the Planning Commission Staff drafted was to slightly alter the definition of "Clear Fall Zone" to include the word "structures" in it.

The second text amendment the township has submitted applies to the township's existing pond regulation section. Webster Township has chosen to require that applicants for a pond permit must have first obtained a permit for a dwelling before the pond permit can be issued. This is likely being done to prevent ponds from being built on vacant lots and being left unmaintained until such time as the lot owner chooses to build a dwelling on the property.

### **STAFF RECOMMENDATION**

The wind turbine language is the same language that was drafted by the Planning Commission Staff and reviewed and approved by the Wood County Prosecuting Attorney's Office. There have not been any changes to the law in regards to these types of wind turbines since this language was drafted, so this version is still timely and legally sound.

The addition of the word "structures" to the Clear Fall Zone definition is more restrictive than the sample language the Planning Commission drafted, however, it is not overly restrictive and should not pose a problem to Webster Township.

The amendment to the pond section is also not a problem in regards of legality. Some townships require a dwelling permit be obtained and a dwelling be built on a parcel prior to any accessory buildings being built, so this amendment is not significantly different than these regulations.

The only comment from the Planning Commission Staff regarding these amendments is organization. If the Webster Township Trustees elect to adopt these amendments, then they will need to be merged into the current Webster Township Zoning Resolution document. Webster Township currently has an electronic version of their zoning resolution, so organizing these amendments and blending them into the current text should not be an overly laborious task.

This being said, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission recommend to Webster Township that the Township approve these amendments with the strong recommendation that the final amendments be organized into the current zoning text.

## **ITEM # 2 - UPDATE AND DISCUSSION ON SUBDIVISION REGULATIONS**

### **PROPOSAL**

The Wood County Planning Commission Staff along with consultants from Poggemeyer Design Group have been working on updating the current Wood County Subdivision Rules and Regulations. At the March 2012 Planning Commission meeting, it was noted that Planning Commission members found several problems with what had been drafted to date. It was then decided to have the County Engineer meet with the Planning Commission Staff and the consultant to identify the issues the Engineer's Office found with what had been drafted to date. The idea of having the Planning Commission as a whole review a chapter at a time of the regulations at their monthly meetings was also discussed.

To date, the Planning Commission Staff, the County Engineer's Staff, and the consultant have met and decided on an approach for completion. It is the intent of the Director, in conjunction with the County Engineer, to report to the Planning Commission what was decided in terms of a work approach, and to solicit input from the Planning Commission members as to if they wish to review the updates a chapter at a time, and if so, when they'd like to begin this process.