

Wood County Planning Commission
August 7, 2007 @ 5:30pm

The Wood County Planning Commission met in regular session on Tuesday, August 7, 2007 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Tony Allion, Tim Brown, Jim Carter, Chris Ewald, Pat Fitzgerald, Ray Huber, Richard Kohring, Alvie Perkins, Donna Schuerman, and Leslee Thompson. Planning Commission staff in attendance was: David Steiner, Kelly Hemminger, and Cheryl Riffner. In addition to Planning Commission members and staff, 16 guests were present.

Chairman Fitzgerald called the meeting to order. Upon calling the meeting to order, Mr. Carter made a motion to approve the June 2007 Planning Commission meeting minutes. Ms. Schuerman seconded the motion with Commission members in full support.

New Business:

ACTIVITIES REPORT *(June and July 2007)*

Mr. Steiner reported that work restarted on the Wood County Comprehensive Land Use Plan Update. Mr. Steiner stated that technical assistance was provided to Portage Township for their zoning updates and stated that an informational meeting had been held regarding wind turbines for Wood County Township officials. Mr. Steiner reported that the FY06 CDBG Village of Wayne project was awarded to Ken Walters Masonry and stated that the FY06 Village of Risingsun project had been advertised. Mr. Steiner reported that a public information meeting was held for the Village of Luckey sewer tap-in project and stated that income applications were being accepted. Mr. Steiner stated that the Planning Commission staff met with members of the Wood County Health Department and Wood County Engineer's Office regarding the Health Departments involvement in the Parcel split process. Mr. Steiner stated that 17 parcel splits, 8 parcel combinations, and 19 rural address locations had been completed.

WOOD COUNTY PROSECUTING ATTORNEY

Wood County Prosecuting Attorney, Raymond Fischer, and Chief Civil Division Assistant Prosecutor, Linda Holmes, presented information to Planning Commission members regarding the possibility of upcoming litigation that Wood County, and by extension, the Wood County Planning Commission may become involved in. The litigation involves taking legal action against the City of Perrysburg for imposing the City of Perrysburg Zoning Ordinance, Subdivision Regulations, and Design Standards into areas located outside of the City of Perrysburg limits into Perrysburg Township.

Mr. Fischer reported that the Wood County Prosecutor's Office represents the Wood County Planning Commission, the Wood County Commissioners, the Wood County Engineer, and Wood County Trustees. Mr. Fischer noted that these individuals are represented by Statute and The Ohio Revised Code. Mr. Fischer reported that the City of Perrysburg has increasingly imposed their zoning requirements, subdivision regulations, and design standards onto lands located outside of the City of Perrysburg

corporation limits. Mr. Fischer explained that the Wood County Planning Commission may become involved in litigation. Mr. Fischer stated that he would like to continue a good working relationship between the City of Perrysburg and Perrysburg Township, but stated that the issue needed to be resolved. Ms. Holmes presented information to the Planning Commission members, which supported the litigation. Chairman Fitzgerald thanked Mr. Fischer and Ms. Holmes for the information and asked for a motion from the board members to become part of the legal proceeding. Mr. Brown emphasized that the working relationship between Perrysburg Township, The City of Perrysburg, and Wood County has always been strong and moved that the Planning Commission take action to become part of the possible litigation between the City of Perrysburg and Perrysburg Township. Mr. Kohring seconded the motion with Commission members in full support.

SUBDIVISION – MIDDLETON TOWNSHIP

Saddlebrook Development Company had submitted a final plat entitled “Saddlebrook – Plat Nine” for final review and approval. Plat Nine is the ninth phase of development for the overall Saddlebrook Subdivision. Saddlebrook Subdivision is located at the southwest corner of Hull Prairie and Roachton Roads in Middleton Township. Plat Nine contains a total of 18 single family lots and covers approximately 6.18 acres of land.

Mr. Steiner began his review and discussion and stated that Saddlebrook Subdivision was granted preliminary approval by the Wood County Planning Commission in 1997. Mr. Steiner reported that plat nine was located in the northwest quarter of Section 23, Middleton Township. Mr. Steiner stated that the underlying plat property was zoned R-3 Residential and reported that lands to the south were zoned R-3 PUD, lands to the west were zoned R-3 Residential, and lands to the north and east were zoned A-1 Agricultural. Mr. Steiner noted that utilities were available to the plat and reported that no environmental constraints were associated with the property. Mr. Steiner reported that the Wood County Comprehensive Land Use Plan had designated the area as residential and an expansion area for the City of Perrysburg. Mr. Steiner stated that all financial guarantees had been posted as well as declaration of restrictions. Mr. Steiner indicated that one possible error on the plat was the lack of a temporary turnaround at the portion of Stonebridge Drive that bordered unplatted lands.

When the item was turned over to Planning Commission members for review and discussion, Mr. Huber stated that he was concerned with the wording within the owner certificate and stated that it needed to be reviewed by the Developer, Prosecutor, Planning Commission, and Engineers Office. Mr. Allion stated that dedicating drainage to public use would be better than dedicating it to Wood County.

When the item was turned over to the Planning Commission members for a motion, Mr. Ewald moved to approve the final plat of “Saddlebrook – Plat 9” with a condition that corrective language in the owner’s certificate be agreed upon by the Developer, Prosecutor, Planning Commission, and Engineers Office. Mr. Allion seconded the motion with Commission members in full support.

CDBG PROJECT RANKING WORKSHEET

The Wood County Planning Commission staff drafted an updated version of a possible ranking sheet for Community Development Block Grant application selection. Comments and suggestions were welcomed from the Planning Commission members. The ultimate goal of discussion was to agree upon and adopt a uniform sheet to review and rank CDBG projects in order to ease the selection process that the Planning Commission undergoes each year when it selects CDBG projects for funding. Ms. Schuerman stated that she liked the ranking sheet but felt it should only be used as a recommendation towards the selection process. Mr. Brown suggested that FY07 CDBG applications be scored with the ranking sheet. Mr. Fitzgerald stated that they should change the wording of item number seven to read presentation rather than personal plea for funding. Mr. Huber stated that the Issue 2 selection process was similar to the CDBG process. Mr. Huber stated that a guide for selecting Issue 2 projects is available and noted that Issue 2 projects are pre-ranked. Mr. Steiner reported that he would take all of the comments that he received from the meeting and incorporate them into a draft ranking-sheet and stated that he would rank the FY07 CDBG applications with the ranking-sheet for the September 2007 Planning Commission meeting.

Director's Time:

Mr. Steiner reported that the next Planning Commission meeting would be held on September 4th at 5:30p.m. There being no further discussion, the meeting stood adjourned with a motion from Mr. Perkins. Mr. Ewald seconded the motion with Commission members in full support.