

Wood County Planning Commission
August 11, 2009 @ 5:30pm

The Wood County Planning Commission met in regular session on Tuesday, August 11, 2009 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, Tim Brown, John Brossia, Jim Carter, Patrick Fitzgerald, Richard Kohring, Alvie Perkins, and Donna Schuerman. Planning Commission staff in attendance was: David Steiner, Kelly Hemminger, and Katie Baltz. In addition to Planning Commission members and staff, 2 guests were present.

Chairman Allion called the meeting to order. Upon calling the meeting to order, Mr. Carter made a motion to approve the June 2009 Planning Commission meeting minutes. Mr. Kohring seconded the motion with Commission members in full support.

New Business:

WOOD COUNTY PLANNING COMMISSION ACTIVITIES REPORT

Mr. Steiner reported that a student intern had digitized, drafted, and completed electronic GIS versions of all zoned township zoning maps. Mr. Steiner stated that the FY09 Community Development Block Grant (CDBG) application had been submitted to the State of Ohio for review and approval. Mr. Steiner reported a meeting was held with Poggemeyer Design Group and the Neighborhood Stabilization Program Region 4 subcommittee that dealt with where in Wood County the NSP funds would be directed as well as what projects would be undertaken. Mr. Steiner stated that the CDBG bid documents had been updated and reported that payroll and bookkeeping systems were being transferred to a computerized system. Mr. Steiner noted that 11 parcel splits and 5 parcel combinations had been completed totaling approximately 200 acres of land and stated that 10 rural addresses had been issued.

ZONING - MILTON TOWNSHIP

Deshler Farmer's Elevator Company submitted a request to rezone a 19.5 acre and a .41 acre parcel of land in Section 21 of Milton Township from an Agricultural zoning classification to an Industrial zoning classification. The applicants indicated that they would like to construct a new agronomy center on the properties.

Mr. Steiner began his review and discussion of the item by stating that the property was located in the southwest quarter of Section 21 of Milton Township. Mr. Steiner reported the property was located on the east side of Custar Road, approximately one quarter of a mile north of State Route 281 (Defiance Pike), and three quarters of a mile south of Mermill Road. Mr. Steiner reported that the northerly boundary of the Village of Custar was located directly south of the parcel and the CSX railroad bisected the property's southwest corner. Mr. Steiner reported the property was currently zoned Agricultural and reported that all lands surrounding the parcel in Milton Township were zoned Agricultural. Mr. Steiner reported lands to the south, in the Village of Custar, were zoned Industrial. Mr. Steiner stated the Wood County Land Use Plan had designated the property as Prime Farmland/Rural Countryside and stated that no environmental constraints, such as floodplains and/or wetlands, were associated with the property. Mr.

Steiner reported that sanitary sewer was available to the property and water would need to be supplied via a private well.

When the item was turned over to Planning Commission members for review and comment, Mr. Kohring questioned if an agronomy center could be located on agricultural land. Mr. Steiner reported that he believed agronomy centers were typically zoned industrial. Mr. Brown questioned if the Planning Commission Board would deny the request because the heavy industrial zoning classification could cause damage to roadways. Mr. Steiner stated they typically would not deny the request. Mr. Mike Stoll, Northwestern Water and Sewer District, stated that sanitary sewer services within the Village of Custar could be expanded if necessary and Mr. Stoll also reported that a project was in the works to expand water to the Villages of Milton Center and Custar.

When the item was turned over to Planning Commission members for a motion, Ms. Schuerman moved to approve the request to rezone the 19.5 acre parcel and the .41 acre parcel of land in Section 21 of Milton Township from an Agricultural zoning classification to an Industrial zoning classification. Mr. Fitzgerald seconded the motion. Commission members responded with a vote of 6 in favor, 1 opposed (Mr. Brossia), motion carried.

ZONING – MILTON TOWNSHIP

The Custar Stone Company submitted a request to rezone approximately 60 acres of land from an Agricultural zoning classification to an Industrial zoning classification. The Custar Stone Company indicated on their application that they would like to expand the mining operations of the quarry.

Mrs. Hemminger began her review of the item and stated that the property was located in Section 6 of Milton Township on the north side of Portage Road, approximately one quarter mile east of the Henry/Wood County boundary, and approximately two miles south of State Route 6. Mrs. Hemminger stated that the property was located approximately four miles west of the Village of Weston and approximately four miles south of the Village of Grand Rapids. Mrs. Hemminger reported that the property was currently zoned Agricultural and stated that property to the north, south, and east were zoned Agricultural and lands to the west, which were owned by the Custar Stone Company, were zoned Industrial. Mrs. Hemminger stated the Wood County Comprehensive Land Use Plan had designated the area as Prime Farmland/Rural Countryside and noted that public utilities were not available to the property and floodplains and/or wetlands were not associated with the property in question.

When the item was turned over to Planning Commission members for review and discussion, Mr. Brown acknowledged that floodplain was not associated with the property in question, but questioned if anyone has been required to comply with the Wood County Floodplain Regulations. Mr. Steiner reported that one individual has complied with the regulations, and noted that the floodplain development requirements usually limit the amount of development in a designated floodplain due to the strict requirements.

When the item was turned over to Planning Commission members for a motion, Mr.

Carter made a motion to approve the request to rezone 60.30 acres of land in Section 6 of Milton Township from an Agricultural zoning classification to an Industrial zoning classification. Mr. Kohring seconded the motion and Commission members responded in full support.

Director's Time

Mr. Steiner reported that the next Planning Commission meeting would be held on September 1, 2009 at 5:30pm. There being no further discussion, the meeting stood adjourned with a motion from Ms. Schuerman. Mr. Brown seconded the motion with Commission members responding in full support.