

Wood County Planning Commission
August 8, 2006

The Wood County Planning Commission met in regular session on Tuesday, August 6, 2006 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, Tim Brown, Jim Carter, Ray Huber, Richard Kohring, and Alvin Perkins. Planning Commission staff in attendance were: David Steiner, Kelly Moore, and Cheryl Riffner. In addition to Planning Commission members and staff, no guests were present.

Mr. Kohring called the meeting to order. Upon calling the meeting to order, Mr. Carter made a motion to approve the July 2006 Planning Commission meeting minutes. Mr. Allion seconded the motion with Commission members in full support.

New Business:

REVIEW OF ACTIVITIES REPORT – JULY 2006

Mr. Steiner reported that public surveys had been distributed for the Comprehensive Land Use Plan at the Wood County Fair and available on the internet. Mr. Steiner stated that a presentation on the Comprehensive Land Use Plan was done at the Wood County Township Trustee's Summer Meeting. Mr. Steiner reported that he had provided comments and suggestions to Lake Township regarding a planned development along Tracy Road. Mr. Steiner stated that work continued with officials from the Village of North Baltimore and WSOS on the D.S. Brown CDBG-ED grant and reported that he had spoke with members of North Baltimore's Economic Development Commission regarding the project. Mr. Steiner stated that bid dates were scheduled for the FY05 Village of Haskins and Jerry City formula projects. Mr. Steiner reported that a meeting was held with the engineers of the Naomi Dairy Project in Portage Township to discuss floodplain management issues with the proposed dairy. Mr. Steiner stated that he attended TMACOG's Annual Summer Conference at Put-In-Bay. Mr. Steiner reported that 10 rural address locations were issued and stated that 18 parcels splits and four combinations were completed totaling approximately 98 acres.

Mr. Huber asked Mr. Steiner to elaborate on the comments and suggestions that were provided to Lake Township regarding the development along Tracy Road. Mr. Steiner stated that the Planning Commission members recommended approval for a zoning change several months back that would provide student housing for Owens Community College students. Mr. Steiner stated that Lake Township has a Community Development section in their zoning resolution, which would be similar to a Planned Unit Development (PUD). Mr. Steiner stated the project would be done as a Community Development project rather than a traditional subdivision and Lake Township would review the project. Mr. Huber stated that plans passed through his office and reported that the storm drainage was reviewed.

ZONING – TROY TOWNSHIP

The Troy Township Zoning Commission submitted an amendment to the Troy Township Zoning Resolution. According to the application, Troy Township wished to change the current Use Regulations on Page 28, Section 4 under the A-1 Agricultural

section. They wished to have ponds moved from a permitted use to a conditional use in order to conform to the remaining land use classification in the text.

Mr. Steiner began his review and discussion and stated that the proposed amendment was supposed to be included in the last amendments to the Troy Township Zoning Resolution but was not included due to an error. Mr. Steiner reported that the proposed amendment involved adding language that makes ponds a conditional use in areas of Troy Township that are zoned A-1 Agricultural. Mr. Steiner stated that ponds are a conditional use in all other zoning districts of Troy Township and reported that they would like to keep it consistent in all zoning districts. Mr. Steiner noted that requiring a conditional use permit for all ponds would create additional work for the Board of Zoning Appeals, but noted that Troy Township was aware of this and comfortable with it.

When the item was turned over to the Planning Commission members for review and comment, Mr. Huber asked if it would be a conditional use in an agricultural area. Mr. Steiner stated that it would be. Mr. Steiner stated there were permitted and conditional uses allowed in agricultural areas, and he noted that conditional uses required the board of zoning appeals approval. Mr. Huber asked if anything could be done in an agricultural area. Mr. Steiner stated the use would have to be purely agricultural.

When the item was turned over to the Planning Commission members for a motion, Mr. Carter made a motion to approve the zoning amendment to change the current use regulations regarding ponds. Mr. Brown seconded the motion with Commission members in full support.

Director's Time

Mr. Steiner reported that the presentation on the new Wood County Planning Commission website would be held at the September Planning Commission Meeting. Mr. Steiner reported that Mr. Kohring had developed a possible Community Development Block Grant (CDBG) scoring sheet. Commission members liked the effort shown by Mr. Kohring and decided they would review the sheet for the FY07 Block Grant funding. Mr. Kohring stated that he was open to suggestions for the scoring sheet. Mr. Steiner stated that he would coordinate with other counties and get a copy of their rating sheets for scoring block grant projects. Mr. Steiner reported the next Planning Commission meeting would be held on September 5, 2006 at 5:00p.m. There being no further discussion, the Planning Commission meeting stood adjourned with a motion from Mr. Perkins. Mr. Huber seconded the motion with Commission members in full support.