

**Wood County Planning Commission
December 11, 2007 @ 5:30pm**

The Wood County Planning Commission met in regular session on Tuesday, December 11, 2007 at the County Office Building in Bowling Green. Planning Commission members in attendance were: John Brossia, Tim Brown, Jim Carter, Chris Ewald, Pat Fitzgerald, Ray Huber, Richard Kohring, Alvie Perkins, and Donna Schuerman. Planning Commission staff in attendance was: David Steiner, Kelly Hemminger, and Cheryl Riffner. In addition to Planning Commission members and staff, 5 guests were present.

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

New Business:

ACTIVITIES REPORT *(November 2007)*

Mr. Steiner reported that the first public viewing of the Wood County Comprehensive Land Use Plan had been conducted before the December Planning Commission meeting. Mr. Steiner stated that a final draft of Wind Turbine Zoning Language had been completed and was ready to be sent out to all Townships for possible adoption. Mr. Steiner reported that he had attended the County Commissioners Association of Ohio (CCAO) semi-annual conference and reported that Mrs. Hemminger had attended the Northwest Ohio Planning Conference Annual Planning and Zoning Workshop. Mr. Steiner reported that demolition was complete for the Harmon and Gonzales buildings in the Village of North Baltimore. Mr. Steiner reported that the FY06 Village of Wayne ADA walkway project and the Village of Haskins Street Resurfacing projects had been completed. Mr. Steiner reported that a meeting had been conducted with the Wood County Health Department regarding the septic replacement project for the FY07 CDBG program. Mr. Steiner reported that a seminar had been organized on Conservation Subdivisions, which was going to be held on January 16, 2008. Mr. Steiner noted that 6 parcel splits and 3 combinations had been completed, and stated that 2 rural address locations had been issued.

MIDDLETON TOWNSHIP – SUBDIVISION

River Bend LLC and John Graham, receiver, submitted a final plat entitled “Re-plat of Lots 85, 86, 87, & 88 of River Bend Lakes Subdivision Plat One” for review and final approval. The re-plat proposed to take lots 85-88 of River Bend Lakes Plat One and reconfigure them into a total of three new, larger lots.

Mr. Steiner began his review and discussion by stating that the property was located on Lots 85-88 in River Bend Subdivision Plat One, which is part of the larger River Bend Lakes Subdivision located in River Tract 54 of Middleton Township. Mr. Steiner stated that the underlying property was zoned R-3 Residential and reported that all surrounding lands were also zoned R-3 Residential. Mr. Steiner reported that land use in the area consisted primarily of medium to low density residential uses, and 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 noted that no floodplains or wetlands were associated with the property and reported that all utilities including public water and public sewers were readily available to the property.

When the item was turned over to Planning Commission members for review and discussion, Mr. Huber stated that after consulting with the Wood County Prosecutors office, he had concerns regarding the wording of the owner's certificate that needed to be resolved. Mr. Huber stated several suggestions to the owner's certificate and then made a motion to approve the re-plat as presented with a condition that the owner's certificate be revised. Mr. Perkins seconded the motion. Mr. Dave Saneholtz, Poggemeyer Design Group, stated that Wood County had a ditch maintenance easement for the ditch that bordered lots 85-88. Mr. Huber stated that he had a 50' easement and not a 100' easement as stated on the re-plat. With no further discussion, Mr. Fitzgerald called for a count and Commission members responded in full support.

LAKE TOWNSHIP – ZONING

Troy Albright submitted a request to rezone approximately 8 acres of land from an A-1 Agricultural zoning classification to an M-2 Heavy Industrial zoning classification. The applicant indicated that they wished to construct a 15,000 square foot building to process co-mingled recyclables and fiber (news print and cardboard).

Mrs. Hemminger began her review and discussion by stating that the property was located in the northwest quarter of Section 30, Lake Township. Mrs. Hemminger reported that the property was located on the south side of Latcha Road, the north side of the Ohio Turnpike, and stated that Tracy Road was located approximately $\frac{3}{4}$ mile to the east, and Keller Road was located approximately $\frac{1}{2}$ mile to the north. Mrs. Hemminger reported that the property was currently zoned A-1 Agricultural and reported that property to the north was zoned M-2 Heavy Industrial, and lands to the west, east, and south were zoned A-1 Agricultural. Mrs. Hemminger stated that the Wood County Comprehensive Land Use Plan had designated the area as Industrial and Agricultural, and reported that utilities were not readily available to the property. Mrs. Hemminger noted that some 100 year floodplain was located on the property and stated that wetlands were not associated with the property.

When the item was turned over to Planning Commission members for review and discussion, Mr. Fitzgerald questioned what the recommendation of the Planning Commission staff was. Mrs. Hemminger stated that the Planning Commission staff recommended approval. Mr. Kohring stated that he thought Rudolph-Libbe was serviced by public sewers. Mrs. Hemminger stated that Jerry Greiner with the Northwest Water and Sewer District had to her stated that sewers did not extend to Rudolph-Libbe. Mr. Troy Albright, Trendy Holdings, LLC, stated that he believed that public sewers ran south along Tracy Road to the Ohio Turnpike. Mr. Albright stated that he preferred to connect with public utilities. Mr. Brossia stated he was concerned with the residential use located adjacent to the property. Mr. Brown reported that 100 year floodplain was located on the property and stated that development would be limited. Mr. Steiner stated that no net loss regulations would be enacted and stated that buffering would be installed along the residential use. Mr. Brossia stated that he thought the location was not good for the industrial use. Mr. Albright reported that the Lake

Township had suggested the location to him. Mr. Brown questioned if Mr. Albright was aware of the floodplain located on the property. Mr. Albright stated that he was aware of the location of the floodplain and reported that he would not impact this area. Ms. Schuerman questioned if the neighbor was notified about the request to rezone the property. Mr. Steiner stated that Lake Township would notify the neighbor of the rezoning request.

When the item was turned over to the Planning Commission members for a motion, Mr. Cater moved to recommend to Lake Township that the township approve the request to rezone the property from A-1 Agricultural to M-2 Heavy Industrial. Mr. Kohring seconded the motion and Commission members responded with a vote of 7 in favor, 1 opposed (Mr. Brossia), motion carried. Mr. Brown stressed the importance of proper screening and the adherence to floodplain regulations.

COMMUNITY DEVELOPMENT BLOCK GRANT RANKING WORKSHEET

Mr. Steiner reported that the newest version of the CDBG Project Ranking Worksheet had been drafted by the Planning Commission staff. Mr. Steiner summarized the updates to the worksheet and reviewed the results of a sample scoring that had been conducted with the FY07 CDBG applications. Commission members discussed the ranking worksheet and made several changes. Commission members suggested that the Planning Commission staff score and rank applications from FY05 and FY06 for the January 2008 Planning Commission meeting.

Director's Time:

Mr. Steiner reported that the next Planning Commission meeting would be held on January 8, 2008 at 5:30p.m. There being no further discussion, the meeting stood adjourned with a motion from Ms. Schuerman. Mr. Brossia seconded the motion with Commission members responding in full support.