

Wood County Planning Commission
December 1, 2009 @ 5:30pm

The Wood County Planning Commission met in regular session on Tuesday, December 1, 2009 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, Tim Brown, Chris Ewald, Patrick Fitzgerald, Raymond Huber, Richard Kohring, Alvie Perkins, and Leslee Thompson. 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. Brown made a motion to approve the September 2009 Planning Commission meeting minutes. Mr. Fitzgerald seconded the motion with Commission members in full support.

New Business:

WOOD COUNTY PLANNING COMMISSION ACTIVITIES REPORT

Mr. Steiner reported that work began on the 2010 Census and stated that he had volunteered to co-chair Wood County's Complete Count Committee. Mr. Steiner stated that the FY08 Community Development Block Grant (CDBG) Village of Wayne, Village of Weston, Village of Bairdstown, and Liberty Township projects were completed and reported that the Village of Tontogany project was underway. Mr. Steiner reported that the FY09 CDBG grant agreement had been received from the State of Ohio. Mr. Steiner reported that work continued on the Neighborhood Stabilization Program (NSP) and reported that projects were currently in the final stages of preparation for demolition. Mr. Steiner reported that a meeting was conducted with Poggemeyer Design Group and the Wood County Commissioners regarding application to the United States Department of Energy for a new energy efficiency grant. Mr. Steiner stated the first draft of the updated FEMA Floodplain maps for Wood County had been received and reported that FEMA officials would be contacting Wood County to set up the public comment and review period. Mr. Steiner concluded his review and stated that 10 parcel splits, 4 parcel combinations, and 5 rural addresses had been issued.

WOOD COUNTY SUBDIVISION RULES AND REGULATIONS

Mr. Steiner reported that the Wood County Planning Commission staff undertook an update of the Wood County Subdivision Rules and Regulations in early 2009 and it became apparent after two meetings that a new approach was needed. Mr. Steiner proposed the update process be reorganized so that only one area of the regulations was updated at a time, and suggested that the portion of the regulations that addressed lot splits be updated first due to its frequent use. Mr. Steiner explained that currently the lot split process was convoluted and incorporated regulations from several separate documents.

When the item was turned over to Planning Commission members for review and discussion, Mr. Kohring suggested that the existing regulations be broken down into chapters and updated one chapter at a time. Mr. Allion also suggested reviewing one section at a time. Mr. Huber reported that an access management committee needed to

be formed per the Ohio Revised Code and stated that he would be presenting the regulations to the Wood County Board of County Commissioners. Mr. Huber reported that Lucas County had adopted an Access Management Program that he would like to model. Mr. Steiner reported that the access management regulations could be adopted county-wide or by each township. Mr. Huber reported that Lucas County had adopted a county-wide document.

Mr. Robert Oates and Mr. Jerry Colley, Lakemont Subdivision Home Owners Association, questioned if the Wood County Subdivision Rules and Regulations were related to their Home Owners Association Rules and Regulations. Mr. Steiner reported that when the original plat was submitted for review and approval, the lot size, setbacks, and house size were reviewed per the Wood County Subdivision Rules and Regulations and the township zoning requirements. Mr. Steiner reported that deed restrictions were separate from the Subdivision Rules and Regulations and stated that they were not enforced by the Wood County Planning Commission. Mr. Steiner reported that conflicts with deed restrictions would need to be addressed as a civil issue. Mr. Steiner reported that deed restrictions were filed in the Wood County Recorders Office with the recorded plat.

WOOD COUNTY FLOODPLAIN MAP UPDATE

The Planning Commission Office recently received the first preliminary draft versions of the updated FEMA Floodplain maps for Wood County. The maps incorporate changes due to LOMA's (Letter of Map Amendments), political subdivision boundaries, new roads and streets, as well as new subdivisions. Most importantly, the maps were in digital format and are overlaid onto Wood County's most recent aerial photos. The end result is a set of maps that are anticipated to be much easier to read, interpret, and explain to the general public.

Mr. Steiner reported that production of the maps was the second stage in the update process and reported that the first stage began approximately a year and a half ago when FEMA contractors met with Wood County to explain the update process and gather information. Mr. Steiner stated the next step would consist of the public review and appeals process. Mr. Steiner reported that FEMA officials should be contacting the Wood County Planning Commission shortly to set up a meeting to explain the review and appeals process. Mr. Steiner noted that strict guidelines need to be followed regarding public notification and meetings. Mr. Steiner stated there is potential for controversy if a property owner who presently was not located in the floodplain area suddenly finds themselves within one as a result of the map update.

Director's Time

Mr. Steiner presented Planning Commission members with the 2010 Planning Commission meeting dates. It was decided that the time of the meeting would remain at 5:30pm on the first Tuesday of each month. Mr. Fitzgerald made a motion to approve the 2010 Planning Commission meeting dates and Mrs. Thompson seconded the motion. Planning Commission members responded in full support.

Mr. Allion reported that Mr. Ewald was retiring from the Planning Commission and reported that the Wood County Commissioners would be filling the vacancy. Mr. Allion and commission members thanked Mr. Ewald for his time, service, and input.

Mr. Steiner reported that the next Planning Commission meeting would be held on January 5, 2010 at 5:30pm.

Chairman's Time

Mr. Allion reported that a Nomination Committee needed to be formed to appoint the 2010 Planning Commission officers. Mr. Kohring volunteered to be chairman of the Nomination Committee. It was suggested that 2009 Planning Commission Officers remain the same for the 2010 year. Mr. Kohring reported that he would make an official motion at the January 2010 Planning Commission meeting.

Planning Commission staff exited the meeting momentarily so that Planning Commission members could discuss the results of Mr. Steiner's annual review.

There being no further discussion, the meeting stood adjourned with a motion from Mr. Fitzgerald. Mrs. Thompson seconded the motion with Commission members responding in full support.