

**Wood County Planning Commission
December 14, 2010 @ 5:30pm**

The Wood County Planning Commission met in regular session on Tuesday, December 14, 2010 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Rob Black, John Brossia, Tim Brown, Jim Carter, Patrick Fitzgerald, Raymond Huber, Richard Kohring, Alvie Perkins, and Leslee Thompson. Planning Commission staff in attendance was: David Steiner, Kelly Hemminger, and Katie Baltz. One guest was present at the meeting.

New Business

Vice Chairman Thompson called the meeting to order. Upon calling the meeting to order, Mr. Carter made a motion to approve the November 2010 Planning Commission meeting minutes. Mr. Kohring seconded the motion and Commission members responded with a vote of 7 in favor, none opposed, and 1 abstention (Rob Black), motion carried.

STAFF ACTIVITIES REPORT (OCTOBER/NOVEMBER 2010)

Mr. Steiner began his review and reported that assistance was provided to Portage Township to adopt language to regulate wind turbine farms. Mr. Steiner reported that information was provided to a developer regarding the undeveloped portion of the Riverbend Subdivision in Middleton Township. Mr. Steiner reported the necessary Environmental Review was completed and a Release of Funds was received from the Ohio Department of Development (ODOD) for the Village of Cygnet Roof Replacement Project that was funded with Wood County Revolving Loan Funds (RLF). Mr. Steiner stated that a meeting was held with staff from Poggemeyer Design Group to plan an approach for the FY10 Community Housing Improvement Program (CHIP) and finalize the budgetary set-up. Mr. Steiner reported the FY09 Village of Hoytville Manhole Rehabilitation project and the FY09 Village of Cygnet Water Treatment Plant security fence projects had been bid out. Mr. Steiner stated that the FY09 Village of Custar Storm Sewer project was completed and the FY09 Village of Risingsun ADA Curb and Sidewalk project was completed and a labor compliance interview for each project had been conducted. Mr. Steiner reported the official documentation was received from Federal Emergency Management Association (FEMA) that four (4) floodplain areas contested on the new floodplain maps were reviewed and accepted by FEMA. Mr. Steiner stated that he had met with the Board of Commissioners to discuss the Planning Commission's 2011 budget.

ZONING – MILTON TOWNSHIP

The Milton Township Zoning Commission submitted an application from Mr. Leroy Pollard to rezone approximately 2.7 acres of land in Section 21 of Milton Township from an Agricultural zoning classification to a Commercial zoning classification. The purpose of this request as stated on the application was that the applicant would like to construct a flea market on the property.

Mr. Steiner began his review of the item and reported that the property was located in the northwest quarter of Section 21 of Milton Township. Mr. Steiner reported the property

was located on the south side of Mermill Road, Custar Road was located approximately one half mile to the west, Mermill Road was located one half mile to the east, and State Route 281 (Defiance Pike) was located one mile to the south. Mr. Steiner noted that the Jackson Cutoff and the Village of Milton Center were located directly to the east of the parcel. Mr. Steiner reported the property was currently zoned Agricultural. Mr. Steiner stated that lands to the south and west were zoned Agricultural, while lands to the east and north were located within the unzoned Village of Milton Center. Mr. Steiner reported that the Wood County Comprehensive Land Use Plan had designated the property as Rural Countryside. Mr. Steiner reported that no environmental constraints such as floodplains or wetlands were associated with the property and noted that public sewer was available from the Village of Milton Center. Mr. Steiner reported that public water was not available to the area.

When the item was turned over to Planning Commission members for review and discussion, Mr. Carter stated that he was concerned that the property did not have sewer available to it and questioned if they would have to drill a well. Mr. Brown stated it was an odd location for a flea market. Mr. Steiner reported that a use of this nature is typically located on a major traffic route. Mr. Brossia questioned if the applicant lived on the property. Mr. Steiner reported that he believed the applicant lived in the Findlay area and reported the residence on the property was vacant and needed torn down. Mr. Carter questioned if the proposed end use was permitted without rezoning the property. Mr. Steiner reported that it was not. Mr. Brown questioned if it would be an outdoor or indoor flea market. Mr. Steiner reported that he believed it would be outdoors. Mr. Carter reported that the property could possibly be annexed to the unzoned Village of Milton Center. Mr. Black questioned if the property would become unzoned if annexed to the Village of Milton Center. Mr. Steiner reported that he believed it would become unzoned. Mr. Huber reported he was concerned it was a spot zone and that the location was across from a school.

When the item was turned over to Planning Commission members for a motion, Mr. Brown made a motion to recommend that Milton Township approve the request to rezone the 2.7 acres from an Agricultural zoning classification to a Commercial zoning classification. Mr. Fitzgerald seconded the motion and Commission members responded with a vote of 6 in favor, 2 opposed (Richard Kohring and Ray Huber), motion carried.

DIRECTORS TIME

Mr. Steiner distributed the 2011 Wood County Planning Commission meeting schedule and a copy of Middleton Township Zoning Updates, which would be reviewed at the February 1, 2011 Planning Commission Meeting. Mr. Steiner reported the Middleton Township zoning updates were entirely new.

Mr. Steiner reported that a nominating committee needed to be selected for the election of the 2011 Planning Commission officers. Mr. Black made a motion to reappoint Tony Allion as the 2011 Chairman. Mr. Perkins seconded the motion and Commission members responded in full support. Mr. Kohring made a motion to maintain Leslee Thompson as the Vice-Chairman and Donna Schuerman as Secretary for 2011. Mr. Black seconded the

motion and Commission members responded in full support. It was agreed that Commission members would discuss the 2011 Planning Commission appointments under old business at the next Planning Commission meeting.

There being no further discussion, Mr. Black made a motion to adjourn the December 14, 2010 Planning Commission meeting. Mr. Brown seconded the motion and Commission members responded in full support.