



WOOD COUNTY PLANNING COMMISSION AGENDA

February 1, 2011

5:30 PM

The Wood County Planning Commission will meet in regular session on Tuesday, February 1, 2011 at the County Office Building in Bowling Green, Ohio. The time of this meeting is 5:30pm. A suggested agenda follows:

Approval of the December 2010 Planning Commission meeting minutes.

OLD BUSINESS

Finalization of election of Planning Commission Officers for the 2011 Year.

NEW BUSINESS

WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT

Staff activities for December 2010 and January 2011 will be reviewed.

MIDDLETON TOWNSHIP - ZONING

Middleton Township has drafted an entirely new Zoning Resolution. The township is submitting this newly drafted Resolution for Planning Commission review and approval. Major changes to the Resolution include a new PUD (Planned Unit Development) section, a land use matrix, and the elimination of the "tiered" zoning format that the township has used in the past.

CHAIRMAN'S TIME

DIRECTOR'S TIME

- Subdivision Rules and Regulations Update
- Legal opinion on preliminary plat filing and validity dates

ADJOURNMENT

Please make plans to attend!

MIDDLETON TOWNSHIP - ZONING

APPLICANT

Middleton Township

P.O. Box 206
Haskins, OH 43525

PROPOSAL

Middleton Township has completed the process of updating their current Zoning Resolution. This has been an ongoing process that has taken a few years, and the end result is a completely new Zoning Resolution. Major changes from the current resolution include: a PUD section that includes provisions for cluster, conservation styled developments, a land use matrix that eliminates the current "tiered" zoning classification system that exists in the township, and an expanded administration section that sets forth the policies and procedures of all township commissions and boards involved in the zoning process.

ATTACHMENT

A complete copy of the new Resolution was passed out at the December 2010 Planning Commission meeting for review by all members. In the interest of saving trees and postage costs, a new set will not be provided unless specifically requested by a member.

STAFF ANALYSIS

As stated above, Middleton Township has been working on this update process for over two years now. The Planning Commission has reviewed and approved the sign section that is included in this version, and the Route 25-582 Overlay Zone has been previously recommended for approval by the Planning Commission.

New provisions include a completely new and extremely thorough PUD section, a land use matrix, and expanded development standards.

Areas of this new document that Middleton Township may wish to revisit include the following:

1. Under Section V, the Route 25-582 Overlay Zone, Section 5 Excluded uses on page V-2, Middleton Township may want to rename Excluded Uses to read "Prohibited Uses" if it is the intent of the township to not allow the listed uses to occur in the overlay district.
2. Also under Article V, The State Route 25-582 Overlay Zone, there is repeated mention of the Wood County Engineer's Office in several areas. At the time when the Planning Commission Office originally drafted this language for the township, there hadn't been any discussion of what the specific duties of the County Engineer's Office were. Since then, there has been much discussion of the item.

Given the discussion, the township might want to check with the Engineer's Office and make sure the Engineer is responsible for the items listed in this section.

3. For minimum lot area size in an A-1 Agricultural District, the township still requires only one (1) acre in size. Given trends of other townships, as well as "rule of thumb" guidance from the Wood County Health Department, the township should give consideration to increase the minimum lot size to two (2) acres of land. This is generally agreed upon as the minimum amount of land needed to accommodate an on-site well and septic system.
4. Under Section IX, Supplemental Regulations, Section 15, Performance Requirements, the provisions for sound-noise pollution and light pollution is somewhat confusing, and could present a problem to an applicant trying to comply, or an inspector trying to enforce the requirements.
5. Under Section XIII Wind Turbines, the township should consider replacing item 3.B under Section 4 Permits with the following: "An engineering report signed and sealed by a Professional Engineer that shows:"
6. While the township has written this new resolution to allow the regulation of small wind farms under 5 Megawatts through setbacks and height restrictions, they may still want to consider adopting the newly drafted language that the Planning Commission and Prosecutor's Office drafted and sent to all townships in the spring of 2010.

STAFF RECOMMENDATION

Given the amount of time spent on this update, as well as the quality of the end product, Middleton Township deserves a well earned note of congratulations. The nature of Middleton Township requires a sophisticated zoning resolution that can handle and address a wide variety of uses and occurrences. With this new Resolution, Middleton Township has appeared to have achieved this.

The only major items that the township should look into are items 1-6 as listed above.

Given this, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission recommend to Middleton Township that the township approve this new resolution.