

Wood County Planning Commission
February 3, 2009 @ 5:30pm

The Wood County Planning Commission met in regular session on Tuesday, February 3, 2009 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, John Brossia, Jim Carter, Chris Ewald, Ray Huber, Richard Kohring, Alvie Perkins, Donna Schuerman, and Leslee Thompson. Planning Commission staff in attendance was: David Steiner, Kelly Hemminger, and Cheryl Riffner. Two guests were present at the meeting.

Mrs. Thompson made a motion to approve the January 2009 Planning Commission meeting minutes. Mr. Kohring seconded the motion with commission members responding in full support.

New Business:

ACTIVITIES REPORT *(January 2009)*

Mr. Steiner reported that the first meeting of the committee to update the Wood County Subdivision Regulations would be held on February 11, 2009 at 5:00pm. Mr. Steiner stated that the FY07 Village of Risingsun Sanitary Sewer Tap-in project had started and reported that letters had been sent to Feller Finch & Associates as well as Poggemeyer Design Group asking the firms to submit their contracts for engineering services for projects under the FY08 Community Development Block Grant (CDBG) Program. Mr. Steiner reported that he had attended the new Neighborhood Stabilization Program training. Mr. Steiner stated that the Annual Tax Incentive Review Council (TIRC) meeting was scheduled for March 18, 2009 and reported that all necessary reporting forms had been mailed to active Enterprise Zone and Community Reinvestment Area holders. Mr. Steiner reported that four parcel splits and one combination totaling approximately 100 acres were completed and one rural address location was issued.

ZONING – HENRY TOWNSHIP

Henry Township submitted a series of text amendments to the current Henry Township Zoning Resolution for review and recommendation. The amendments included wind turbine language, a Planned Business Overlay District for the State Route 18 area of Henry Township, telecommunication facilities language, updated manufactured home language, and transportation for hire language.

Mr. Steiner began his review and stated that the amendments submitted by Henry Township would result in an up to date zoning resolution, which would allow Henry Township to be better equipped for the potential growth that could result from the construction of the new CSX inter-modal facility. Mr. Steiner reported the definitions section contained the Ohio Revised Code's "Manufactured Home – Permanently Sited" definition, which would regulate the placement of manufactured homes within Henry Township. Mr. Steiner reported that he was not familiar with the Wireless and Cellular Telecommunication regulations that were submitted by Henry Township. Mr. John Stewart and Mr. Jim Wymer, Henry Township Trustees, stated that the regulations were provided by Molly Mack, from the Wood County Prosecutors Office. Mr. Steiner

reported that wireless towers are exempt from zoning within an agricultural, industrial, or commercial zoning district. Mr. Steiner reported the State Route 18 Planned Business District Overlay Zone was an important addition to the Henry Township Zoning Resolution because of the proposed CSX inter-modal facility that is being planned. Mr. Steiner reported the Route 18 Overlay Zone was similar to the Route 25 Overlay Zone which had been drafted for Center and Middleton Townships several years back. Mr. Steiner reported that an overlay district is implemented to control access in an area where development is anticipated. Mr. Steiner reported Henry Township had also submitted the most current Residential Wind Turbine language and Transportation for Hire language, which would regulate commercial trucking operations.

When the item was turned over to commission members for review and discussion, Mr. Huber stated that he felt the Design Standards for Free Standing Towers (Wireless and Cellular Telecommunication Facility – Page 4) had nothing to do with tower design, and reported that he would like the towers to be designed and approved by a professional engineer in the State of Ohio. Mr. Allion stated that telecommunication towers cannot be regulated within an Agricultural, Industrial, or Commercial district. Mr. Ewald suggested that within “Section 16 – Maintenance and Replacement Requirements” of the State Route 18 Overlay District, a percentage of the total cost of the landscaping improvements, such as 5% - 10%, should be included as an escrow amount. Mr. Huber questioned if on-site drainage was addressed in the Henry Township Overlay District. Mr. Steiner reported that on-site drainage should be addressed within Commercial and Industrial regulations of the Henry Township Zoning Regulations. Mr. Ewald stated that the word “apparatus” should be removed from “Article I – Item E. Wiring” of the Wind Turbine Regulations. Mr. Kohring suggested that the phrase “food fabricating and/or processing plants” be included within “Section 4 – Item B” of the Transportation for Hire regulations.

When the item was turned over to commission members for a motion, Ms. Schuerman moved to recommend to Henry Township that the Township approve the amendments as submitted with the following suggestions:

- Consider not adopting the proposed telecommunication facility language until the Planning Commission and Prosecutor’s Office can provide better, more functional language for the Township’s use.
- Add an amount of 5% - 10% of the total cost of the landscaping improvements as the escrow amount under Section 16 Item #4 of the Planned Business Section.
- Change Item b. in Section 4 of the Transportation for Hire language to include the phrase “food fabrication and/or processing plants”.
- Remove the word “apparatus” from Section I Item E. Wiring, subsection I.
- Once the amendments are approved by the Henry Township Trustees, the entire zoning resolution complete with the new amendments should be redrafted into a new document to facilitate organization and usability of the new document. This new document should also be available in electronic format.

Mrs. Thompson seconded the motion, and commission members responded in full support.

Director's Time:

Mr. Steiner reported that the next Planning Commission meeting would be held on March 3, 2009 at 5:30pm. Mr. Steiner also invited commission members to the kick-off meeting for the update of the Wood County Subdivision Regulations that was being held on February 11, 2009 at 5:00pm.

There being no further discussion, the January 6, 2009 Planning Commission meeting stood adjourned with a motion from Mr. Carter. Mrs. Thompson seconded the motion and Commission members responded in full support.