

**Wood County Planning Commission
February 4, 2014 @ 5:30pm**

The Wood County Planning Commission met in regular session on Tuesday, February 4, 2014 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, Rob Black, Jim Carter, Doris Herringshaw, Raymond Huber, Joel Kuhlman and Leslee Thompson. Planning Commission staff in attendance was: David Steiner and Katie Baltz. 11 guests were present at the meeting.

Old Business

Upon calling the meeting to order, Ms. Thompson reported that the Nomination Committee had nominated Mr. Black as Chairperson, Mr. Huber as Vice-Chairman, and Ms. Schuerman as Secretary. Mr. Allion made a motion to approve the selection of the 2014 Wood County Planning Commission Officers as noted. Mr. Carter seconded the motion and Commission members responded in full support.

Ms. Thompson handed the meeting over to the direction of the newly elected Chairman, Mr. Black. Mr. Black thanked the audience for attending and asked Mr. Carter to introduce the potential Planning Commission members that were in attendance. Mr. Carter introduced Mr. John Alexander and Mr. Scott Lockwood and noted that they had been considering joining the Planning Commission. The Planning Commission Members then introduced themselves.

Ms. Thompson made a motion to approve the December 2013 Planning Commission meeting minutes. Ms. Herringshaw seconded the motion and Commission members responded in full support.

New Business

STAFF ACTIVITIES REPORT (NOVEMBER 2013 – JANUARY 2014)

Mr. Steiner reported a meeting occurred to discuss pond and drainage issues in the River Bend Subdivision. Mr. Steiner stated that Planning Commission staff had attended group meetings sponsored by WSOS regarding transportation needs in Wood County. Mr. Steiner reported that the FY12 CDBG Weston project and FY11 CDBG projects were completed. Mr. Steiner reported that the Director and Planner attended training on FY13 CDBG program implementation and that the Planner had begun work on FY13 CDBG Environmental Reviews. Mr. Steiner stated that FY12 CDBG projects in Weston and Bradner were completed, and the Pemberville project was sent out for bid. Mr. Steiner noted that the Economic Development Grant with Cold Forge was monitored and released with no findings and that the RFQ process had begun for the FY14 CHIP grant. Mr. Steiner reported that Planning Commission staff continued to bid out, demolish, and accept applications for the Moving Ohio Forward Grant. Mr. Steiner reported the annual Tax Incentive Review Council meeting was scheduled for March 12th, 2014 and that forms were sent to firms with outstanding tax abatements in Wood County

SUBDIVISION – MIDDLETON TOWNSHIP

Oravec & Associates had submitted a final plat entitled "River Bend lakes Plat Two" for final approval. Mr. Steiner reported that the residential plat contained twenty six (26) single family lots in the River Bend Subdivision and covered approximately 15 acres of land in Middleton Township.

Mr. Steiner reported that the plat is part of the larger River Bend development located off River Road in River Tracts 54 and 55 of Middleton Township. Mr. Steiner noted that this particular phase of the subdivision would be accessed by the extension of John F. McCarthy Way.

Mr. Steiner stated that the underlying plat was zoned R-3 Residential. Mr. Steiner noted that lands to the east, south and west were zoned R-3 Residential and lands to the north were zoned A-1 Agricultural. Mr. Steiner explained that land use in the area was primarily residential, and that the Comprehensive Land Use Plan had designated this area as being in an urban – small town expansion area. Mr. Steiner reported that there were no floodplains or wetlands located on the plat and all utilities were available to the plat.

Mr. Steiner explained that the primary access to these lots would be by the extension of John F. McCarthy Way as well as through a new street named Waterville Drive. Mr. Steiner noted that Plat improvements included streets with 60 feet of right of way and 25 feet of back to back paving, public water and sewer, as well as gas and electric. Storm water detention – retention would be handled through the existing infrastructure in Plat One.

Mr. Steiner reported that Middleton Township had indicated that they would like to have a temporary turn around installed at the end of John F. McCarthy Way in order to aid in the snow removal process and in construction.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Huber questioned who would be maintaining and enforcing the ditch easement that was shown on the plat. Mr. George Oravec of Oravec & Associates stated that it was the intention of the developer to grant the easement to Wood County once the plat was approved and recorded. Mr. Oravec noted that eventually the developer would like to create a storm water district and ask the County to accept all of it under its maintenance through the proper procedures. Mr. Black questioned whether the language needed to be completed before the plat is approved. Mr. Huber stated that he didn't want to hold up the process, however, the item would need to be completed and the easement would need to be established so it was known who was responsible for it.

When the item was turned over to the audience, Mr. Jeff Ford, Middleton Township Zoning Inspector reiterated the townships request for a temporary turn-around in asphalt. Mr. Oravec responded that the turn-around was not necessary as another plat would extend John McCarthy Way this summer. Mr. Black noted that the Planning Commission had previous required a turn-around for a different plat with less lots than this one, and he would recommend that the Planning Commission require the same of this plat.

Doug Boyce of the Pond Owners Association for River Bend and the River Bend Homeowners Association stated that the Directors of the various associations support the developers' plans.

Mr. Allion asked if there were any restriction put on the developer requiring a road to go out to Roachton Road at some point. None of the Planning Commission members could recall if this had been required. Mr. Black asked Mr. John McCarthy when he anticipated extending out to Roachton Road. Mr. McCarthy noted that he anticipated that it could be a possibility next summer or fall, but was subject to change.

There being no further discussion, Mr. Allion made a motion to grant final approval to "River Bend Lakes Plat Two" with the requirements that a temporary turnaround be added at the end of Waterville Drive and that Mr. Huber approved of the language for the ditch and drainage easement that clarified who was responsible for maintaining it before the final plat was recorded. Ms. Thompson seconded the motion and Commission members responded with a vote of 7 in favor, none opposed, motion carried.

ZONING – MIDDLETON TOWNSHIP

James and Connie Ziss and Attorney Diane Huffman had submitted an application to rezone 160 acres of land from an A-1 Agricultural Zoning Classification to an M-1 Industrial Zoning Classification.

Ms. Huffman noted that the applicants wanted to have zoning in place to attract future buyers who may require utilities and zoning be in place before considering purchasing land. Ms. Huffman stated that the applicants felt an industrial use is the highest and best use of the land.

Mr. Steiner reported that the property being requested for rezoning consisted of 160 acres of land in Section 30 of Middleton Township; more specifically, the land was at the southwest corner of Mercer Road and State Route 582. Mr. Steiner stated that Interstate 75 was approximately 3,300 feet to the east of the parcel, State Route 25/Dixie Highway was approximately 4,500 feet to the west, and Devil's Hole Road was one mile to the south.

Mr. Steiner explained that the property is currently zoned A-1 Agricultural and lands to the north, south and east were also zoned A-1 Agricultural. Mr. Steiner noted that lands to the west were zoned M-1 Industrial. Mr. Steiner explained that in addition to the underlying zoning, the property was also subject to Middleton Township's Route 25 – 582 Overlay Zone. The Wood County Comprehensive Land Use Plan had designated the area where the parcel is located as being in an Employment Opportunity Area as well as in a Key Corridor. Mr. Steiner stated that there were no wetlands or floodplains on the property, and utilities could be extended to the parcel from the east.

Mr. Steiner explained that if the property were re-zoned M1-Industrial, any of the end uses under M1 zoning would be permitted on the land. Mr. Steiner noted that some of the M1-Industrial uses permitted in Middleton Township would include but were not limited to agriculture, essential services, public building, offices, soft drink bottling, food processing, correctional facilities, hospitals, heavy equipment sales, utilities, warehouses, plastic manufacturing, storage yards, trucking terminals, and many more. Mr. Steiner listed Conditional uses that would require BZA approval like farm markets, laundromats, parks, playgrounds, hotels, motels and more. Mr. Steiner also pointed out that when M1-properties abut agricultural or residential properties there would be buffering and screening requirements. Mr. Steiner noted that additional setback, access and screening requirements would be in place because the property is subject to the Middleton Township's Route 25 – 582 Overlay Zone

Mr. Steiner reminded the planning commission that their role was to make a recommendation to the township, and the township held the ultimate authority in regards to rezoning the land.

Mr. Allion asked if there were buffering requirements along the road. Mr. steiner stated that there would be landscape and mounding requirements along the road. Mr. Huber pointed out that buffering doesn't always happen and isn't always taken seriously. Mr. Huber explained how a lot of time and effort was spent on buffering plans for the new Calphalon facility, and those plans were not followed through. Mr. Steiner noted that it is the townships responsibility to enforce what is in their zoning requirements.

Following further discussion of the item, Ms. Thompson made a motion to recommend that Middleton Township approve the applicants request to rezone 160 acres of land from an A-1 Agricultural Zoning Classification to an M-1 Industrial Zoning Classification. Mr. Carter seconded the motion and Commission members responded with a vote of 7 in favor, none opposed, motion carried.

CHAIRMANS TIME

Mr. Black asked Mr. Steiner to share with the Planning Commission the need to update the current land use plan. Mr. Steiner explained that once the Wood County Subdivision Rules and Regulation were completed the next task would be to update the land use plan. Mr. Steiner noted that he would be contacting the Northwest Water and Sewer District and the Office of Economic Development in the future to discuss pooling resources to fund the plan update. Mr. Carter suggested updating the land use plan piece by piece instead of undertaking a complete overhaul of the existing plan.

DIRECTORS TIME

Mr. Steiner informed Planning Commission members that there would likely be a March Planning Commission meeting.

Mr. Kuhlman noted that under Middleton Townships M1-permitted uses, the manufacturing use was pretty vague and could be problematic if not further defined. Mr. Steiner noted that there could be additional definitions within the zoning regulations.

There being no further discussion, Mr. Kuhlman made a motion to adjourn the February 4, 2014 Planning Commission meeting. Mr. Carter seconded the motion and Commission members responded in full support.