

WOOD COUNTY PLANNING COMMISSION
January 6, 2004

The Wood County Planning Commission met in regular session on Tuesday, January 6, 2004 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, Tim Brown, Phil Bresler, Richard Kohring, Donna Schuerman, Jim Carter, Chris Ewald, and Patrick Fitzgerald. Planning Commission staff in attendance was: Dave Steiner and Cheryl Riffner. In addition to Planning Commission members and staff, 7 guests were present.

Chairman Kohring called the meeting to order. Upon Calling the meeting to order, a motion was made by Mr. Brown to approve the December 9, 2003 Planning Commission meeting minutes. Mr. Weidner seconded the motion with Commission members in full support.

Old Business:

During Old Business, Chairman Kohring called for chairman opportunity to allow Andrew Kalmar to address the board regarding the approval of the proposed Personnel Policies as operating procedure. Mr. Fitzgerald moved to approve the motion to adopt the proposed Personnel Policies. Mr. Allion seconded the motion with Commission Members responding in full support.

New Business:

REVIEW OF THE WOOD COUNTY PLANNING COMMISSION ACTIVITIES REPORT FOR DECEMBER 2003.

Mr. Steiner began discussion of this item by stating that there was a fair amount of development activity in December of 2003, and most importantly a time extension was received from the Ohio Department of Development for the FY02 Formula program. Mr. Steiner stated the FY01 Village of Rudolph Sanitary Sewer Tap-in Project is being wrapped up and has utilized most of the grant money. Mr. Steiner also stated that the official grant agreement has been received for FY03 from the Ohio Department of Development. Mr. Steiner further stated that the Ohio Department of Development conducted their annual monitoring and no errors were found. Mr. Steiner also stated that in regards to planning and zoning, Mr. Meismer and himself had attended the Ohio Township Trustees Annual Winter Meeting.

SUBDIVISION – MIDDLETON TOWNSHIP

Mr. Chuck Schmalzried of the Hull Prairie Development Company has submitted a request to have the reservation placed on Lots 51-53 in Hull Prairie Meadows Plat III be removed due to inactivity and lack of development occurring to the property to the south of the plat.

Mr. Steiner began review and discussion of the item by explaining to Commission members that when the plat of Hull Prairie Meadows Plat III was granted final approval, one of

the conditions of approval was that a reservation be placed on lots 51-53 for a period of three years to allow the opportunity to tie Hull Prairie Meadows into potential development areas to the south. Mr. Steiner further explained that the same request had been heard at the December 2003 Planning Commission meeting, and that the Commission had voted to keep the reservation on place for the remainder of the three years. Mr. Steiner concluded his review and discussion of the item by noting that Mr. Schmalzried, developer of Hull Prairie had been unable to attend the December meeting, and wanted a chance to address the Commission members at the January 2004 meeting.

Mr. Schmalzried began review and discussion of the item by explaining to Commission members that this reservation had been placed on lots 51-53 in the Hull Prairie Meadows Subdivision at the July 2002 Planning Commission meeting as one of the conditions of plat approval. Mr. Schmalzried explained that he was now requesting the removal of this reservation because the adjoining property to the south was showing no sign of being developed, and that mounds of dirt and a fence had been constructed at the property line. Mr. Schmalzried further stated that stub streets to the neighboring developments have been established to the West into the future site of Riverbend Subdivision and also to the Saddlebrook Subdivision to the North. Mr. Schmalzried also stated that he felt the property to the west will always remain a single family residence and the stub street will be unnecessary.

When the item was turned over to Commission members for review and discussion, Mr. Kohring asked what was immediately south of the 300' parcel. Mr. Schmalzried stated that the property south of the 300' parcel is a 30 acre parcel of land that falls short to the depth of Hull Prairie Meadows. Mr. Schmalzried continued to state that the remainder of the 300' parcel connects to single family lots which in turn connect with Five Point Road.

When the item was turned over to the audience for review and discussion, Mr. Phil Richards, Middleton Township Zoning Inspector, asked about the development of the 30 acre parcel to the south. Mr. Richards stated that he talked personally to the engineering firm that is doing the engineering design for this property, but was not sure when it will be formally proposed. Mr. Allion asked if the Farley's have some ownership out to Five Point Road. Mr. Richards stated that there is the possibility of an available lot to Five Point Road.

There being no further discussion of the item, Mr. Allion made a motion to maintain the reservation on Lots 51-53 in Hull Prairie Meadow Plat III for the duration of the three years that had been an original condition of plat approval. Mr. Bresler seconded the motion with Commission members in full support.

SUBDIVISION - LAKE TOWNSHIP

The Dold Development Company had resubmitted a preliminary plat entitled "Freedom Estates" for preliminary review and approval.

Mr. Steiner began review and discussion of the item by describing the location of the plat, and the land use and zoning in the area surrounding the plat. Mr. Steiner further noted that the plat had originally been submitted for review and approval at the December 2003 Planning Commission Meeting, and had been subsequently rejected due to extensive plat errors. Mr. Steiner concluded his review and discussion of the item by stating that all of the plat errors had been properly addressed, and that he recommended preliminary approval of the plat.

When the item was turned over to the Commission members, there was no further discussion. Mr. Fitzgerald made a motion to approve the preliminary plat of "Freedom Estates"

by Dold Development. Mrs. Schuerman seconded the motion with Commission members in full support.

ZONING – PERRYSBURG TOWNSHIP

An application had been submitted by the Perrysburg Township Trustees to initiate amendments to the Perrysburg Township Zoning Resolution. Said amendments included modifications to the following, Article XI – Site Plan Review, Article VI – Off-Street Parking and Loading Requirements, Article VII – Signs and Outdoor Advertising, Article VIII- Sexually Oriented Business and Article VIII – Section D – Fences and Hedges.

Mr. Steiner began review and discussion of the item by describing the amendments in further detail. The discussion was turned over to Mr. Grant Garn, Perrysburg Township Zoning Inspector. Mr. Garn stated that with sexually oriented businesses, the amendments needed to be addressed as soon as possible. Mr. Garn then stated regarding the Site Plan Review, that he thought it would be beneficial to have engineers come in and oversee what is being done.

When the item was turned over to the Commission members for review and discussion, Mr. Kohring questioned if the definitions and verbiage matched the Ohio Basic Building Codes. Mr. Garn stated that he was not sure and would bring up this topic for discussion with Poggemeyers since they had done much of the work drafting the amendments.

There being no further discussion of this item, Mr. Carter made a motion to approve the proposed zoning amendments to the Perrysburg Township Zoning Resolution. Mr. Fitzgerald seconded the motion with Commission members in full support.

Chairman's Time:

During Chairman's Time, Chairman Kohring stated that there was a report from the nominating committee that would announce the 2004 Planning Commission Officers. Mr. Fitzgerald, President of the nominating committee, announced to commission members that the nominating committee had met after the December 9, 2003 Planning Commission meeting, and had elected the following three individuals as officers: Mr. Kohring, Chairman, Mr. Weidner, Vice Chairman, and John Brossia, Secretary. Mr. Kohring then asked the Commission members if there were any comments regarding the nominating committee's report or nominations. There being none, Mr. Ewald made a motion to confirm the nominating committee's choice of officers. Mr. Bresler seconded the motion with Commission members in full support.

Director's Time:

During Director's Time, Mr. Steiner stated the candidate for the position of planner was Kelly Moore. Ms. Moore continued with a brief introduction and expressed her desire to work with the commission. Mr. Steiner informed the Planning Commission that Ms. Moore's start time would be January 19, 2004.

Chairman Kohring stated that an official recommendation would be made during executive session. Mr. Allion made a motion to move to executive session. Mr. Brown seconded the motion with Commission members in full support.

Upon conclusion of executive session, Mr. Steiner stated that Mr. Meismer's retirement party would be held January 14, 2003 at 1:00p.m. Mr. Steiner then thanked Mrs. Schuerman for setting up the catering.

Mr. Steiner's next topic was the 2004 Planning Commission Meeting Schedule. Mr. Steiner explained that all meetings will be held on the first Tuesday of the month, and there were no conflicts found with this schedule.

Mr. Steiner then passed around a contact list which needed to be updated with email addresses and possibly an emergency contact number for Planning Commission members.

There being no further discussion at this time, the meeting stood adjourned after a motion from Mr. Carter and a second from Mr. Fitzgerald.