

**Wood County Planning Commission
January 9, 2007 @ 5:00pm**

The Wood County Planning Commission met in regular session on Tuesday, January 9, 2007 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Tim Brown, Jim Carter, Chris Ewald, Patrick Fitzgerald, Ray Huber, Richard Kohring, Alvie Perkins, Donna Schuerman, and Tom Weidner. Planning Commission staff in attendance was: David Steiner, Kelly Hemminger, and Cheryl Riffner. In addition to Planning Commission members and staff, one guest was present.

Chairman Weidner called the meeting to order. Upon calling the meeting to order, Ms. Schuerman made a motion to approve the December 2006 Planning Commission meeting minutes. Mr. Perkins seconded the motion with Commission members in full support.

New Business:

ELECTION OF 2007 PLANNING COMMISSION OFFICERS

The nomination committee, which consisted of Ms. Schuerman and Mr. Ewald, reported that they had selected officers for the 2007 Planning Commission. Mr. Ewald made a motion to nominate the following Wood County Planning Commission officers for 2007:

Patrick Fitzgerald – Chairman
Richard Kohring – Vice Chairman
Donna Schuerman – Secretary

Ms. Schuerman seconded the motion with Commission members in full support.

ZONING – PLAIN TOWNSHIP

The Plain Township Zoning Commission submitted a new Zoning Resolution for Planning Commission review and recommendation. Changes from the current Plain Township Zoning Resolution included: the addition of language and regulations pertaining to adult entertainment, an increase in the minimum parcel size, an expanded definition of single family dwelling, provisions for exotic animals, and several other changes.

Mr. Steiner began his review and discussion and stated that Plain Township had been in the process of updating their current Zoning Resolution for some time. Mr. Steiner stated that Plain Township contacted the Wood County Planning Commission in the summer of 2006 with a draft version of a new resolution. Mr. Steiner reported that the Planning Commission staff reviewed the Zoning Resolution and provided assistance to the Township in finalizing their document. Mr. Steiner reported that the Plain Township had put a considerable amount of effort into producing the new Plain Township Zoning Resolution.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Kohring reported that he liked how Plain Township had referenced the Ohio Revised Code in several sections of the zoning resolution. Mr. Kohring reported that he had several grammatical and textural errors that he had found within the updated resolution. The items of concern that were discussed by Planning Commission members are as follows:

- Page 5 of the Definitions section, under the definition of “Dwelling, single family”, add the words “cooking facilities” after sleeping facilities.
- Page 6 of the Definitions section, under the definition of “Frontage”, the word “depth” is repeated twice. Omit one of the words.
- Page 7 of the Definitions section, under the definition of “In the home business” consider rewording the definition to eliminate the word “entirely” from the definition to create less confusion.
- Page 15 of the Definitions section, under the definition of “Used car lot”. Consider changing the term to “Car Lot” in order to eliminate confusion.
- Page 18, Section B-4 the term “multiple dwellings” is listed. There is no definition of “multiple dwellings” in the definition portion of the resolution. It was assumed this was a typing error and should be “multiple family dwellings”.
- Page 19, Section C-2, item number 1. Consider adding the words “and by the local authorized jurisdiction” after the words “Ohio Department of Industrial Relations”.
- Page 19, Section C-2, item number 5. Consider changing the minimum distance from fifty (50) feet to thirty (30) feet.
- Page 22, Sexually Oriented Businesses – Item E: Age Restrictions. Age cannot be regulated.
- Page 24, Article VIII – Prohibited uses. Consider adding the language that gives the Zoning Commission and Trustees the chance to review these types of uses before deciding not to allow them to occur.
- Page 30, number 2, subsection A. Consider adding the language that the pond site plan must be submitted to the Zoning Inspector.
- Page 31, Parking Facilities. Consider adding language that incorporates a tree to parking space, or landscape island to total parking area ration into this section. (If interested, the Planning Commission Office can provide sample language of this.)
- Page 32, Number 12, In the home business parking space requirements. The required number of spaces is not compatible with the definition of “In the home business” which states that no employees will be allowed under an in the home business use.
- Page 38, Number 6, in line 5 of this paragraph. Replace the word “occupied” with the word “allowed”.
- Page 39, Number 2, Subsection A. In line 9 of this paragraph, replace the word “administrator” with the word “inspector”.

When the item was turned over to Planning Commission members for approval, Mr. Kohring made a motion to recommend approval of the amendments to the Plain

Township Zoning Resolution with the suggestion that several grammatical, typing, and textural errors found within the document be corrected before the final version is adopted by the Township. Mr. Ewald seconded the motion with Planning Commission members in full support.

Director's Time:

Mr. Steiner presented several amendments and additions to the Wood County Floodplain Regulations for the Planning Commission members to review. Mr. Steiner stated that the purpose of the amendments to the Floodplain Regulations was to ensure that any newly created roads, streets, driveways, and/or other means of ingress and egress to a parcel of land would remain accessible during a flood event. Mr. Steiner stated that these amendments could be added to the current Wood County Floodplain Regulations. Mr. Steiner asked that Planning Commission members review the document and give feedback to the Planning Commission staff. Mr. Huber stated that he was concerned if the mounding of roads and streets could act as a dike. Mr. Steiner stated that dikes were expressed as a concern at the County Commissioners Association of Ohio conference. Planning Commission members agreed to review the suggestions to the Wood County Floodplain Regulations and comment on them at the February 2007 Planning Commission meeting.

Mr. Steiner reported that a 2007 meeting schedule had been handed out. Mr. Steiner stated that a meeting time needed to be determined. Planning Commission members agreed that all meetings would be held at 5:30pm with the exception of the June 2007 meeting, which would be held at 7:00pm. Mr. Steiner reported that he would provide Planning Commission members with an updated meeting schedule at the February Planning Commission meeting.

There being no further discussion, the meeting stood adjourned with a motion from Ms. Schuerman. Mr. Carter seconded the motion with Commission members in full support.