

Wood County Planning Commission
January 6, 2009 @ 5:30pm

The Wood County Planning Commission met in regular session on Tuesday, January 6, 2009 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, Tim Brown, Jim Carter, Pat Fitzgerald, Ray Huber, Richard Kohring, Alvie Perkins, and Leslee Thompson. Planning Commission staff in attendance was: David Steiner, Kelly Hemminger, and Cheryl Riffner. No guests were present at the meeting.

Mr. Carter made a motion to approve the December 2008 Planning Commission meeting minutes. Mrs. Thompson seconded the motion with Commission members responding in full support.

Old Business:

Mr. Fitzgerald reported that 2009 Planning Commission officers were selected by the Nomination Committee. Mr. Fitzgerald reported the results were as follows: Mr. Allion as Chairman, Mrs. Thompson as Vice-Chairman, and Ms. Schuerman as Secretary for 2009.

New Business:

ACTIVITIES REPORT *(January 2009)*

Mr. Steiner stated that County Subdivision Regulations were solicited from various counties to help guide the Wood County Subdivision Rules and Regulations update process and reported that interested stakeholders to sit on the steering committee were contacted. Mr. Steiner reported that the Neighborhood Stabilization Program, a new grant program from the Ohio Department of Development, was researched. Mr. Steiner reported that information was provided to the Wood County Engineers Office on zoning and land use issues as they related to storm water management. Mr. Steiner reported that contracts for the FY07 Village of Risingsun sanitary sewer tap-in project were finalized and stated that work would commence immediately. Mr. Steiner stated that a meeting was held to discuss the FY07 CHIP Program and reported that a Request for Qualifications was drafted for the FY09 CHIP Program. Mr. Steiner reported that four parcel combinations were completed totaling approximately 70 acres and stated that two rural address locations had been issued.

ZONING – FREEDOM TOWNSHIP

Daniel and Faye Coe submitted a request to rezone approximately 0.75 acres of land in Section 29 of Freedom Township from an R-1 Residential zoning classification to an R-2 Residential zoning classification. The applicants indicated that they had converted the existing single-family dwelling into two separate living quarters (apartments) in one dwelling. Under the current Freedom Township Zoning Resolution, two family dwellings with independent living facilities are considered multi-family housing. Since multi-family housing is not a permitted or conditional use in an R-1 district, the applicant sought an R-2 Residential zoning classification. Multi-family dwellings are a conditional use under an R-2 Residential zoning classification in Freedom Township.

Mr. Steiner began his review and discussion of the item and stated that the property was located on the south side of North River Road approximately 300' north of U.S. Route 6,

400' west of New Rochester Road, and one half mile north of Kemner Road. Mr. Steiner reported that the property was currently zoned R-1 Residential and reported that lands to the east were also zoned R-1 Residential, while lands to the south, north, and west were zoned Agricultural. Mr. Steiner reported that land use in the area was primarily light to medium density rural residential and agricultural. Mr. Steiner stated that the Wood County Comprehensive Land Use Plan had designated the property as being located in a limited rural development area due to the significant amount of 100 year floodplain from the Middle Branch of the Portage River. Mr. Steiner reported that any new construction or additions to the structure would require compliance with the Wood County Floodplain Regulations.

Mr. Steiner reported that if the applicants were to obtain an R-2 Residential zoning classification, they would also need to obtain a conditional use permit from the Freedom Township Board of Zoning Appeals (BZA). Mr. Steiner made a recommendation to Planning Commission members that they recommend to Freedom Township that the Township deny the request given the environmental limitations, lack of utilities, the creation of a spot zone, and the incompatibility with the Land Use Plan. Mr. Steiner additionally recommended that Freedom Township adjust their current definition of multi-family and two-family dwellings so that two-family apartments are allowed as either a conditional or permitted use in an R-1 Residential zoning district.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Fitzgerald questioned if property with 100 year floodplain could be developed. Mr. Steiner stated that property with floodplain could be developed but would require compliance with the Wood County Floodplain Regulations. Mr. Fitzgerald made a motion to recommend that Freedom Township deny the request given the environmental limitations, lack of utilities, the creation of a spot zone, and the incompatibility with the Land Use Plan. Mr. Fitzgerald additionally recommended that Freedom Township adjust their current definition of multi-family and two-family dwellings so that two-family apartments are allowed as either a conditional or permitted use in an R-1 Residential zoning district. Mr. Kohring seconded the motion. Mr. Huber questioned if the applicant built the structure. Mr. Steiner stated that he believed the applicant had not constructed the dwelling, but had converted the single-family dwelling to a two-family dwelling. Chairman Allion stated that there was a motion on the floor to recommend that Freedom Township deny the request and Commission members responded in full support.

Director's Time:

Mr. Steiner reported that the 2009 Planning Commission meeting dates had been scheduled and reported that the meetings would continue to be held at 5:30pm. Mr. Steiner reported that the next Planning Commission meeting would be held on February 3, 2009 at 5:30pm.

At 5:46pm, Mr. Fitzgerald made a motion to enter executive session. Mr. Brown seconded the motion, and Commission members responded in full support. At 5:56pm, executive session concluded.

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.