

**Wood County Planning Commission**  
**January 3, 2012 @ 5:30pm**

The Wood County Planning Commission met in regular session on Tuesday, January 3, 2012 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, Patrick Fitzgerald, Raymond Huber, Richard Kohring, Alvie Perkins, Donna Schuerman and Leslee Thompson. Planning Commission staff in attendance was: David Steiner, Kelly Hemminger and Katie Baltz. One guest was present at the meeting.

Chairman Allion called the meeting to order. Upon calling the meeting to order, Ms. Schuerman made a motion to approve the December 2011 Planning Commission meeting minutes. Mrs. Thompson seconded the motion and Commission members responded in full support.

Mr. Allion requested that the Nomination Committee report nominations for 2012 Planning Commission officers. Mr. Kohring stated Leslee Thompson would be Chairman, Rob Black would be Vice Chairman, and Donna Schuerman would be Secretary. Mr. Huber made a motion to close nominations for 2012 Planning Commission Officers. Mr. Perkins seconded the motion and commission members responded in full support.

**PERRYSBURG TOWNSHIP - SUBDIVISION**

Oravec & Associates, LLC submitted a right of way dedication plat entitled "Road Dedication Plat of Woodmont Drive" for review and final approval. The plat consists of a portion of Woodmont Drive within the Woodmont Subdivision in Road Tract 2 of Perrysburg Township.

Mr. Steiner began his review and reported that the proposed dedication of Woodmont Drive started at Simmons Road and continued south to a point within the Woodmont Subdivision where Basswood Drive was proposed to intersect with Woodmont Drive. Mr. Steiner reported that Woodmont Subdivision was located behind the Market Center Development, where Lowe's and Kohl's were located. Mr. Steiner reported that the purpose of the Plat was to dedicate the roadway and right of way for public use.

Mr. Steiner reported that Mr. Grant Garn, Perrysburg Township Zoning Inspector, stated that the township hired an independent engineer to conduct an inspection of the roadway. Mr. Grant reported that road improvements met all township requirements and passed the inspection.

When the item was turned over to Planning Commission members for review and discussion, Mr. Huber questioned if the development was within the City of Perrysburg. Mr. George Oravec, Oravec & Associates, LLC, reported that it was not. Mr. Huber questioned if the property fell under the 3 mile jurisdiction of the City of Perrysburg. Mr. Oravec reported that it did not. Mr. Huber questioned if the plat was reviewed by the City of Perrysburg or if it needed to meet their standards. Mr. Oravec reported that it did not, and explained that if Perrysburg Township was responsible for the maintenance of the

roadway, that per the 3 mile agreement, it would fall under the Perrysburg Township Regulations. Mr. Oravec reported that water and sewer improvements had been completed along Woodmont Drive.

When the item was turned over to Planning Commission members for a motion, Mr. Fitzgerald made a motion to approve the right of way dedication plat entitled "Road Dedication Plat of Woodmont Drive". Mr. Kohring seconded the motion and Commission members responded in full support.

#### **DIRECTORS TIME**

Mr. Steiner thanked Mr. Allion for his leadership of the Planning Commission members over the past few years. Mr. Steiner informed members that the April Planning Commission meeting would be held on April 3, 2012 rather than April 2, 2012.

Mr. Steiner distributed a legal opinion which had been received from the Wood County Prosecutors Office regarding the development of common areas and conversion of detention ponds, which specifically related to the Freedom Estates Subdivision in Lake Township. Mr. Allion questioned if the next step would be for the developer to submit a revised development plan. Mr. Steiner stated that he believed the developer would submit changes of the common areas to the Planning Commission and any changes to the detention pond would be submitted to Lake Township Zoning. Mr. Steiner stated that he heard the homeowners within Freedom Estates may be filing a civil case against the developer. Mr. Allion questioned if Freedom Estates would contain enough open space if the developer was to convert the open space into platted lots. Mr. Steiner believed the developer would need to meet the open space requirements or the developer would need to pay fees in lieu of open space, per the Wood County Subdivision Rules and Regulations.

Mr. Steiner reported the next Planning Commission meeting would be held on February 7, 2012 @ 5:30pm. Mr. Steiner stated that his annual review had been completed and reported that copies were available to Planning Commission members. Mr. Allion thanked Alvie Perkins for his service. There being no further discussion, Mrs. Thompson made a motion to adjourn the December 3, 2011 Planning Commission meeting. Mr. Kohring seconded the motion and Commission members responded in full support.