

Wood County Planning Commission
July 2, 2013 @ 5:30pm

The Wood County Planning Commission met in regular session on Tuesday, July 2, 2013 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Tony Allion, John Brossia, Jim Carter, Patrick Fitzgerald, Raymond Huber, Doris Herringshaw, Richard Kohring, Donna Schuerman, and Leslee Thompson. Planning Commission staff in attendance was: David Steiner and Katie Baltz. 1 guest was present at the meeting.

Chairman Thompson called the meeting to order. Upon calling the meeting to order, Mr. Carter made a motion to approve the June 2013 Planning Commission meeting minutes. Mr. Kohring seconded the motion and Commission members responded in full support.

STAFF ACTIVITIES REPORT – MAY AND JUNE 2013

Mr. Steiner reported that the Planning Commission Office's summer intern from BGSU, Megan had been working on a statistical abstract of Wood County and planned to work on updating the zoning maps. Mr. Steiner reported a second public hearing had been held for a Community Development grant and applications had been submitted to the Ohio Development Services Agency for the FY13 Community Development Allocation Program and the Critical Infrastructure grant. Mr. Steiner reported that work continued on the CHIP Program and on the FY11 Community Development grant assisting with sanitary sewer tap installations. Mr. Steiner reported that he issued two floodplain development permits; one for a bridge replacement project and one for a utility bore. Mr. Steiner reported that 9 parcel splits and 9 parcel combinations had been completed totaling approximately 376 acres of land. Mr. Steiner stated that the Planner, Katie Baltz had begun reviewing parcel splits and combinations.

LAKE TOWNSHIP – ZONING

Michigan Protein, Inc. had submitted an application to rezone 1.23 acres of land in Section 8 of Lake Township from an A-1 Agricultural Zoning Classification to an M-1 Light Industrial Zoning Classification. Mr. Steiner stated that the purpose of this request was that the applicants wished to use the property as an area to store and pick up storage tanks used in the recycling of oils for restaurant use.

Mr. Steiner reported that the property was located in the NW ¼ of Section 8 of Lake Township. More specifically, it was located at the southeast corner of East Broadway and Walbridge Roads. Mr. Steiner noted that Ayers Road was one mile to the south and Drouillard Road was located one mile to the east.

Mr. Steiner stated that the subject parcel was currently zoned A-1 Agricultural. Lands to the south and east were also zoned A-1 Agricultural. Mr. Steiner reported that lands to the north were located in the Village of Walbridge and lands to the west were zoned M-2 Heavy Industrial. Mr. Steiner reported that land use in the immediate area was industrial zoned commercial.

Mr. Steiner continued his review by reporting that the property was located within the 100 Year Floodplain, Zone A. Mr. Steiner noted that if any development were to occur on the property, coordination with the Planning Commission Office would be required.

Mr. Steiner listed the permitted and conditional uses allowed in an M-1 District in Lake Township. Mr. Steiner noted that it would be up to Lake Township to decide whether the proposed end use would be a permitted or a conditional use.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Carter asked Mr. Steiner what his recommendation was. Mr. Steiner stated that his recommendation had been to approve the item based on the existing zoning and uses in the area. Mr. Kohring questioned if the Planning Commission could recommend that the containers storing the oil be stored off of the ground. Mr. Steiner stated that this could be recommended to the township. Following a brief discussion of the item Mr. Fitzgerald made a motion to recommend that Lake Township approve the zoning change as presented. Ms. Herringshaw seconded the motion and Commission members responded with a vote of 8 in favor, none opposed, motion carried.

DIRECTORS TIME

Mr. Steiner then gave a presentation to Planning Commission members where he explained what a floodplain was, what a floodplain's purpose was, why development was regulated within the floodplain and controls and requirements in place for development within the floodplain in Wood County.

Following a brief discussion on floodplains, Mr. Steiner reported that the next Planning Commission meeting would be held on August 6, 2013. Ms. Schuerman made a motion to adjourn the July 2, 2013 Planning Commission meeting. Ms. Herringshaw seconded the motion and Planning Commission members responded in full support.