

Wood County Planning Commission
July 11, 2006

The Wood County Planning Commission met in regular session on Tuesday, July 11, 2006 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, Tim Brown, Jim Carter, Chris Ewald, Ray Huber, Richard Kohring, Alvie Perkins, Donna Schuerman, and Tom Weidner. Planning Commission staff in attendance was: David Steiner and Kelly Moore. In addition to Planning Commission members and staff, 6 guests were present.

Chairman Weidner called the meeting to order. Upon calling the meeting to order, Mr. Carter made a motion to approve the June 2006 Planning Commission meeting minutes. Mr. Allion seconded the motion with Commission members in full support.

New Business:

ZONING - MIDDLETON TOWNSHIP

The Middleton Township Zoning Commission submitted several amendments to the Middleton Township Zoning Resolution. Updates included changes to the Township's PUD section, the inclusion of a land use matrix that outlined all permitted and conditional uses in each zoning district within the Township, as well as some minor changes to the procedural section of the document.

Mr. Steiner began his review and discussion and stated that Middleton Township had been working with a consultant to update their zoning resolution over the last two years. Mr. Steiner reported that they had also submitted changes back in 2004. Mr. Steiner reported the most current changes were to the PUD section, development standards, and the administration portion. Mr. Steiner reported that the PUD section of the zoning resolution had been completely revised and updated. Mr. Steiner reported that a "land use matrix" had been incorporated which outlined all permitted and conditional uses within the township, and distinguished which zoning districts that uses were permitted in. Mr. Steiner reported that the township added peak sound limits, more detailed information on light pollution, and outlined the duties of the Zoning Commission and Zoning Appeals Board members.

When the item was turned over to Planning Commission members for review and discussion, Mr. Brown questioned if the board could recommend or had examples of downward lighting for the townships. Mr. Steiner stated that the board could recommend downward lighting to the townships. Mr. Kohring expressed many concerns with the amendments to the Middleton Township Zoning Resolution.

ZONING – CENTER TOWNSHIP

The Center Township Trustees and Zoning Commission submitted a series of amendments to the home occupation section of the current Center Township Zoning Resolution. The amendments set conditions for in the home businesses and established the types of businesses that were prohibited under the in the home business zoning classification.

Mr. Steiner began his review and discussion and stated that Center Township had submitted the amendments to address the "in the home business" portion of the Zoning

Resolution. Mr. Steiner stated that the amendments would prohibit funeral homes, hair care and tanning studios, hotels, professional offices, restaurants, retail sales, sexually oriented businesses, vehicle or equipment sales, rental, or repair, and veterinary clinics from operating as “in the home businesses”. Mr. Steiner

Director’s Time

Mr. Steiner reported that the next Planning Commission meeting would be held on August 8th at 5:00p.m. Mr. Steiner gave a brief update on the 2006 Wood County Comprehensive Land Use Plan Update. Mr. Steiner reported that several community meetings were going to be held in September for the update. Mr. Steiner stated that surveys would be placed in local post offices, libraries, and other community buildings for citizens of Wood County to complete. Mr. Steiner also gave a summary of the Community Development Block Grant project selection process and reported several different selection processes that Northwest Ohio Counties follow.

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