

Wood County Planning Commission
July 1, 2008 @ 5:30pm

The Wood County Planning Commission met in regular session on Tuesday, July 1, 2008 at the County Office Building in Bowling Green. Planning Commission members in attendance were: John Brossia, Tim Brown, Jim Carter, Chris Ewald, Raymond Huber, Richard Kohring, Alvie Perkins, Donna Schuerman, and Leslee Thompson. Planning Commission staff in attendance was: David Steiner, Kelly Hemminger, and Cheryl Riffner. In addition to Planning Commission members and staff, 3 guests were present.

Mr. Kohring called the meeting to order. Upon calling the meeting to order, Mr. Perkins made a motion to approve the June 2008 Planning Commission meeting minutes. Mrs. Thompson seconded the motion and Commission members responded in full support.

New Business:

ACTIVITIES REPORT *(May and June 2008)*

Mr. Steiner reported that sample zoning language to address outdoor wood burning furnaces and the provisions of House Bill 562 had been researched. Mr. Steiner stated that he had attended the County Planning Commission Director's semi-annual meeting. Mr. Steiner reported that a preconstruction meeting was conducted for the Village of North Baltimore – Cherry Street project and noted that construction would commence on July 7th, 2008. Mr. Steiner stated that the FY08 Community Development Block Grant application had been completed and was being prepared for submission to the state. Mr. Steiner reported that work continued on the Village of Luckey CDBG project and stated that applications were being processed for the FY07 Wood County Health Department and Northwestern Water and Sewer District projects. Mr. Steiner reported that FEMA conducted an informational meeting regarding the FEMA floodplain map update process. Mr. Steiner concluded his report by noting that 24 parcel splits, ten parcel combinations were completed, and six rural address locations had been issued.

ZONING – MIDDLETON TOWNSHIP

The Middleton Township Trustees submitted new zoning language to regulate the placement of residential wind turbines in Middleton Township. The majority of the language consisted of the sample language created by the Wood County Planning Commission office, with the exception of the maximum height limits and the maximum decibel levels for turbines erected in the township.

Mr. Steiner began his review and discussion and stated that the Middleton Township Trustees had submitted zoning language to regulate the placement of residential wind turbines in Middleton Township. Mr. Steiner reported that Middleton Township had modified the maximum height and maximum decibel limit that was set in the sample regulations provided by the Wood County Planning Commission. Mr. Steiner reported that Middleton Township proposed a 125' maximum height opposed to the 100' maximum height in the draft language and Middleton Township proposed a maximum of 60 decibels rather than the 50-75 decibel range in the draft language. Mr. Steiner

suggested that Middleton Township specify that the Townships height restrictions do not apply to wind turbines. Mr. Kohring suggested that Section D. Decibel Levels (2) "...done at property owner's expense" be changed to "...done at turbine owner's expense". Mr. Steiner reported that he recommended approval of the regulations.

Mr. Huber suggested that the mounting pad/foundation should be inspected by a licensed engineer. Mr. Steiner stated that the Wood County Building Inspection Department also inspected these structures. Mr. Huber stated that the foundation would probably not be provided by the wind turbine manufacturer. Mr. Ewald stated that he believed the Maintenance Section of the regulations was too stringent and reported that he felt the "clear fall zone" should only restrict from falling on the neighboring property structures and not the parcel intended for the turbine. Mr. Brown stated suggested that Middleton Township change the decibel range from 50-75 decibels and not 60 decibels.

When the item was turned over to the Planning Commission members for a motion, Mr. Brown made a motion to recommend that Middleton Township approve the Wind Turbine Regulations with the noted language changes. Mr. Ewald seconded the motion and Commission members responded in full support.

Director's Time:

Mr. Steiner presented Planning Commission members with information on House Bill 562, which contained provisions for the regulation of wind farms by the Ohio Power Siting Board. The bill addressed state and local siting and other regulations of wind farms. The provisions would take effect upon in September of 2008 if unchallenged. Generally under the bill, a "wind farm" refers to wind turbines and associated facilities that are designed to produce power for the main electrical grid.

Mr. Steiner reported that the next Planning Commission meeting would be held on August 5, 2008 at 5:30p.m. There being no further discussion, the meeting stood adjourned with a motion from Ms. Schuerman. Mr. Carter seconded the motion with Commission members responding in full support.