

Wood County Planning Commission
June 5, 2012 @ 5:30pm

The Wood County Planning Commission met in regular session on Tuesday, June 5, 2012 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, Rob Black, Tim Brown, Jim Carter, Raymond Huber, Richard Kohring, Joel Kuhlman, Donna Schuerman, and Leslee Thompson. Planning Commission staff in attendance was: David Steiner, Kelly Hemminger and Katie Baltz. 27 guests were 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 May 2012 Planning Commission meeting minutes. Mr. Black seconded the motion and Commission members responded in full support.

MIDDLETON TOWNSHIP – ZONING

ESA Engineers submitted a final plat entitled “Saddlebrook Plat Eleven” for final review and approval. The plat is the eleventh phase of the Saddlebrook Development located in Section 23 of Middleton Township at the corner of Hull Prairie Road and Roachton Road. Plat eleven covers approximately 3.596 acres of land and contains eleven single family lots. Plat improvements include streets with 60 feet of right of way, 25 feet of pavement with back to back curbs and gutters, and all utilities.

Mr. Steiner began his review and discussion of the item and stated that the property was located in the southwest quadrant of the existing Saddlebrook Development, which was an older residential subdivision development. Mr. Steiner reported that the development was located on the southwest corner of Hull Prairie Road and Roachton Road and reported that the underlying plat ground and all surrounding land was zoned R-3 Residential. Mr. Steiner stated that the Wood County Comprehensive Land Use Plan had designated the property as an urban-small town expansion area and stated that no floodplains or wetlands were associated with the property and noted that the property was currently being used for medium-density residential purposes.

Mr. Steiner reported that the plat covered approximately 3.596 acres of land and contained 11 single family residential lots. Mr. Steiner stated that plat improvements included the extension of Saddlebrook Court, which would be a public street containing 60 feet of right of way, 25 feet of back to back pavement, curbs and gutters, and would terminate in a cul-de-sac. Mr. Steiner reported some errors and/or questions on the plat were as follows; 1) the owner’s certification language is somewhat vague as to ownership and maintenance of utility easements and infrastructure, 2) the identification numbers assigned to the proposed lots do not follow the sequencing of the existing lots, 3) Commissioner Kuhlman’s name needed placed on the signature page, and 4) surrounding land ownership needed to be identified on the plat. Mr. Steiner recommended that Commission members grant final approval to Saddlebrook Plat Eleven with the recommendation that the approval be conditional upon the correction and/or clarification of the noted errors and/or questions.

When the item was turned over to Planning Commission members for review and discussion, Ms. Penny Getz, Middleton Township Trustee, reported that the Middleton Township was happy with the Saddlebrook Development and questioned if the Township could get a copy of the suggested owners certification language. Mr. Steiner reported that he would provide a copy to her.

When the item was turned over to Planning Commission members for a motion, Mr. Brown made a motion to approve "Saddlebrook Plat Eleven" with a condition that the previously noted comments/concerns area addressed. Mr. Kohring seconded the motion and Commission members responded in full support.

TROY TOWNSHIP – ZONING

The Troy Township Zoning Commission had submitted text amendments to the current Troy Township Zoning Resolution involving in the home businesses and home occupations.

Mr. Steiner began his review and discussion of the item and stated that Troy Township, along with many other Wood County Townships, has struggled with a rash of commercial establishments that operated on parcels of land zoned for residential purposes. Mr. Steiner reported that Troy Township chose to define these commercial operations occurring on agriculturally and residentially zoned parcels as "home property businesses". Mr. Steiner stated that Troy Township listed several businesses that could not operate as a "home commercial business" and reported that the use must be incidental and secondary to the residential use. Mr. Steiner stated that a "home property business" would be a conditional use that would require a conditional use permit from the Board of Zoning Appeals and noted that the township also stated that the conditional use permit shall not be transferable upon the sale of the property, which is not allowed under the Ohio Revised Code. Mr. Steiner reported that the township would also like to prohibit outside storage of materials and equipment with the "home property business" use.

Mr. Steiner reported that home businesses expanding and overflowing from the home to the remainder of the property and creating a zoning violation was not a problem exclusive to Troy Township and noted that a good solution had not been developed to properly address the matter. Mr. Steiner reported several problems with Troy Townships approach to the problem included taxing issues, loss of property value to surrounding properties, and spot zoning.

When the item was turned over to Commission members for review and discussion, Mr. Black made a motion to recommend to Troy Township that they deny the zoning text amendments. Ms. Schuerman seconded the motion and Commission members responded in full support. Mr. Brown questioned who drafted the amendments. Mr. Steiner reported that he believed the Troy Township Zoning Commission drafted the amendments.

BLOOM TOWNSHIP – ZONING

Mary Powell Webb and Donnie L. Webb submitted an application to rezone lots 25-29 and 78-81 in the Unincorporated Village of Welker (Section 31 of Bloom Township) from an Agricultural zoning classification to an Industrial zoning classification. The applicant

indicated that they wished to expand their auto recycling business which currently operates as a legal non-conforming use.

Mr. Steiner reported that the property was located in the Unincorporated Village of Welker in Section 31 of Bloom Township. Mr. Steiner reported that the property was located on the south side of Third Street in the Unincorporated Village of Welker, State Route 18 was located approximately 2500 feet to the south, and the Petro Truck Stop and New York Central Railroad line bordered the lots to the west. Mr. Steiner reported the property and lands to the north, south, and east were zoned Agricultural and lands to the west were zoned Industrial and Commercial. Mr. Steiner stated that land use in the area was a mixture of residential, commercial and residential and noted that the Wood County Comprehensive Land Use Plan had identified the area as an urban in-fill area and an employment center area. Mr. Steiner stated that no floodplains or wetlands were associated with the property and reported that public utilities were not available to the property. Mr. Steiner reported that if the applicants were successful in obtaining an industrial zoning classification, they would also need to acquire a conditional use permit from the Bloom Township Board of Zoning Appeals (BZA) for the junk yard/recycling center to operate.

When the item was turned over to Commission members for review and discussion, Mr. Black questioned if sanitary sewer was available to the property. Mr. Steiner reported that the property was serviced by a septic system, and noted that no public utilities were available to the property. Mr. Donnie Webb, Webb's Recycling, reported that the property was being used as an auto recycling yard and stated that the business had operated prior to Bloom Township Zoning. Ms. Schuerman questioned if they were just trying to expand the business. Mr. Webb stated that they were. Ms. Schuerman questioned how many people were employed by the business. Mr. Webb stated 4 or 5 employees.

Mr. Huber questioned how much of the land was designated as an urban in-fill area and an employment center area by the Wood County Comprehensive Land Use Plan. Mr. Steiner addressed the Wood County Comprehensive Land Use Plan and clarified that the property was located within an urban in-fill area. Mr. Black questioned what type of septic system the truck stop was utilizing. Mr. Steiner stated that he believed it was a package plant. Mr. Brown stated that a McDonalds was also located in the immediate area. Mr. Black reported that he was concerned with sanitary issues.

Mr. Brown questioned if the property was currently a conditional use. Mr. Steiner reported that the business currently operated as a legal non-conforming use and noted that the business operated before zoning was adopted in Bloom Township. Mr. Steiner stated that the applicant wanted to expand their operation and reported that the proposed expansion area would need to conform to zoning. Mr. Webb reported that the business currently operated on three lots.

Mrs. Michelle Lincoln, 1529 Galatea Road, North Baltimore, OH, reported that her residence was located directly south of Webb Recycling. Mrs. Lincoln reported that business at Webb Recycling had exploded since the prior spring and had become

hazardous for her family. Mrs. Lincoln expressed concern for the safety of her family and provided photographs for Commission members to view.

Mr. Brown questioned if Webb Recycling could be qualified as an industrial use. Mr. Steiner stated that he would qualify it as industrial. Mr. Brown clarified that the legal non conforming use was an industrial use. Mr. Webb stated that they were trying to expand the business so that they could move it away from the residential neighbors. Mr. Black reminded everyone that they were reviewing a zoning change and enforcing zoning. Mr. Black made a motion that Commission members recommend to Bloom Township that the Township deny the request to rezone lots 25-29 and 78-81 in the Unincorporated Village of Welker (Section 31 of Bloom Township) from an Agricultural zoning classification to an Industrial zoning classification. Mr. Kohring seconded the motion.

Mr. Huber questioned if the zoning change was compatible with the Wood County Comprehensive Land Use Plan. Mr. Steiner reported that the area was designated as an urban in-fill area and reported that the zoning was not compatible with the land use plan. Mr. Black reported that the staff recommendation in relation to the land use plan was incorrect. Mr. Brown reminded the interested parties that the Planning Commission board members were only a recommending body and noted that the Bloom Township Trustees would have the final say on the rezoning request.

There being no further discussion, Commission members responded in full support to recommend to Bloom Township that they deny the rezoning request.

HENRY TOWNSHIP – ZONING

Donald A. Baker had submitted an application to rezone approximately 79 acres of land in Section 31 of Henry Township from an A-1 Agricultural zoning classification to an Industrial zoning classification. The application indicated the property was located directly south of the CSX Inter-modal Facility and the applicant felt an Industrial zoning classification would make the land more marketable.

Mr. Steiner began his review and reported that the property was located in Section 31 of Henry township on the south side of State Route 18/Deshler Road, approximately one half mile north of Thrush Road, one half mile east of Range Line Road, and on the west side of Potter Road. Mr. Steiner noted that the new CSX Inter-modal Facility was located directly to the north of the parcel. Mr. Steiner stated that the property and all surrounding land was zoned A-1 Agricultural and pointed out the CSX Facility was a railroad operation which was exempt from zoning under the Ohio Revised Code. Mr. Steiner reported that land use in the area was primarily agricultural with industrial land uses occurring to the north of the subject parcel. Mr. Steiner stated that the Wood County Comprehensive Land Use Plan had designated the property as an Employment Center and a Key Corridor. Mr. Steiner reported that no floodplains or wetlands were associated with the property and noted that utilities were available from the CSX site. Mr. Steiner reported that Henry Township's industrial zoning classification was very general and noted that any development would be subject to landscape requirements, buffer requirements, and also to the Henry Township Planned Business Overlay Zone.

When the item was turned over to Planning Commission members for review and discussion, Mr. Brown questioned if the commercial and industrial zoning districts were combined. Mr. Steiner reported that they were different and stated that the commercial zoning classification was broken down different commercial classifications, for example C-1, C-2, and C-3. Mr. Brown questioned if a restaurant could be placed within an industrially zoned area. Mr. Steiner replied that a restaurant would be commercial even though the industrial zoning classification was vague.

Mr. Huber questioned if the rezoning request could be considered a spot zone. Mr. Steiner stated that since the parcel is large and within close proximity to the CSX Inter-modal facility, he believed it would not be considered a spot zone. Mr. Steiner reported that CSX was an industrial activity but was exempt from zoning per the Ohio Revised Code.

There being no further discussion, Mr. Brown made a motion to recommend to Henry Township that the Township approve the request to rezone approximately 79 acres of land in Section 31 of Henry Township from an A-1 Agricultural zoning classification to an Industrial zoning classification. Mr. Carter seconded the motion and Commission members responded in full support.

CENTER TOWNSHIP – ZONING

The Center Township Zoning Commission had submitted a series of changes and text amendments to the current Center Township Zoning Resolution. Changes included correction of grammatical errors, the addition of uses, and the addition of language to regulate outdoor wood fired boilers.

Mr. Steiner began his review and discussion and stated that the Center Township text amendments consisted mainly of correcting grammatical errors, moving permitted uses into new zoning classifications, and the addition of language for outdoor wood fired boilers including new definitions that addressed the boilers. Mr. Steiner reported an error on page 45 and stated that the words “permitted uses in an R-1 Residential District needed to be inserted between the heading “permitted uses” and item number 3, but reported that the rest of the items submitted seemed fairly pedestrian.

When the item was turned over to Commission members for review and discussion, Mr. Black made a motion to recommend that Center Township approve the proposed text amendments with a condition that they take into consideration the noted errors. Ms. Schuerman seconded the motion

Ms. Penny Getz, Middleton Township, questioned how Center Township addressed the outdoor wood fired boilers within their zoning amendments. Mr. Steiner stated that he would provide a copy of the amendments to Middleton Township. Mr. Kuhlman questioned if there were any existing boilers located within Center Township. Mr. Jim Shall, Center Township Zoning Commission, reported that he didn’t know of any existing boilers. There being no further discussion, Commission members responded in full support of the motion.

LAKE TOWNSHIP – ZONING

Mcllvaine, Inc. submitted an application to rezone approximately 7.2 acres of land in Section 4 of Lake Township from an R-2 Residential zoning classification to a B-3 Highway Business zoning classification. The applicant indicated that they wished to bring the property into conformance with the current Lake Township Zoning resolution. Currently the property contains a truck repair facility that existed as a legal non-conforming use. The applicant has indicated that they would like to utilize the land as a storage and service operation for fleet trucks.

Mr. Steiner began his review of the item and reported that the property consisted of 4 parcels of land which covered approximately 7.2 acres of land in Section 4 of Lake Township. Mr. Steiner reported the property was located on the west side of Lemoyne Road, approximately one mile east of Drouillard Road and 3,400 feet north of Walbridge Road. Mr. Steiner reported the property and lands to the east and south were zoned R-2 Residential and lands to the north and west were located in the Village of Walbridge. Mr. Steiner reported that utilities were available to the site and stated that the Wood County Comprehensive Land Use Plan had designated the property as being located in an Employment Opportunity Corridor.

Mr. Steiner stated that there were no identified wetlands on the site but noted that there was 100 year floodplain (Zone A) located across the entire site per the FEMA FIRM Map 39173C0051D. Mr. Steiner stated that if any new construction were to take place on the property, it would need to be in compliance with the Wood County Floodplain Regulations.

Mr. Steiner reminded Commission members that if the property were to be rezoned to B-3 Highway Business, any permitted use under a B-3 Highway Business would be permitted. Mr. Steiner reported that Lake Township had been working with the existing legal non-conforming use for some time. Mr. Kohring noted that the existing business had existed for over 25 years. Mr. Steiner reported that he believed Columbia Gas was interested in the property.

When the item was turned over to Commission members for review and discussion, Mr. Black questioned if the Lake Township Zoning Resolution required buffering within an industrial area. Mr. Steiner stated that if the property was rezoned, they would have to comply with the Lake Township landscaping and buffering requirements. Mr. Black questioned if the applicant was present. Mr. Jerry Parker, attorney representing Mcllvaine Inc, stated that the property had been used industrially for 25 years. Mr. Parker reported that his client, Miller Pipeline which has a contract with Columbia Gas, would like to bring the property into conformance with the Lake Township Zoning Resolution and clean the property up. Mr. Parker stated that the applicant had no intention to develop the property and reported that the property was surrounded by railroad tracks and Interstate 280. Mr. Parker reported that Miller Pipeline worked Monday through Friday, 8am – 5pm.

Mr. Black questioned if the property shared a common boundary with the Village of Walbridge. Mr. Parker stated that it did not and Mr. Steiner reported that his agenda report was incorrect. Mr. Parker reported that the property had a great geographic location.

When the item was turned over to Planning Commission members for a motion, Mr. Black made a motion to recommend to Lake Township that they approve the request to rezone the property which consisted of four (4) parcels of land, which covered approximately 7.2 acres of land in Section 4 of Lake Township. Mr. Brown seconded the motion and Commission members responded in full support.

FY12 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Mr. Steiner began his review and discussion of this item and reported that a total of 17 applications were submitted for the FY12 Community Development Block Grant (CDBG) Formula Program, with a total of \$802,319.12 being requested. Mr. Steiner stated that \$258,000 was available for funding in FY12, and reported that a total of \$227,040 would be available for up to 6 projects. Mr. Steiner noted that Wood County requested and received a waiver from the State to allow 6 projects to be completed rather than 4 projects originally allowed. Mr. Steiner stated that 12% of the total available funds would be used for administration of the program. Mr. Steiner then reviewed the FY12 CDBG applications and briefly detailed the projects that were proposed. They were as follows:

VILLAGE OF BAIRDSTOWN

Removal and replacement of 6,400 square feet of sidewalk and installation of 4 curb ramps along State Route 18.

Total Project Cost	\$52,600
Total CDBG Funds Requested	\$52,600
Local Contribution	\$0

VILLAGE OF BLOOMDALE

Replacement of approximately 460 lineal feet of storm sewer, 3 catch basins, and street resurfacing along Sunset Street.

Total Project Cost	\$82,570
Total CDBG Funds Requested	\$50,000
Local Contribution	\$32,570 (OPWC/Capital Improvement)

VILLAGE OF BRADNER

Replacement of approximately 750 lineal feet of 6" and 4" water mains on Main Street. Project will include installation of new 8" ductile iron waterline with new valves, hydrants, and individual service lines including meter pits.

Total Project Cost	\$103,878
Total CDBG Funds Requested	\$55,000
Local Contribution	\$48,878 (Bradner Water CAP Fund)

VILLAGE OF CUSTAR

Resurfacing of 184 cubic yards of pavement along Superior Street.

Total Project Cost	\$47,288
Total CDBG Funds Requested	\$47,288
Local Contribution	\$0

VILLAGE OF CYGNET

Removal of 620 feet of existing 8" storm sewer and replacing it with 810 feet of 12" storm sewer along Jackson Street. Three catch basins will be replaced and seven new catch basins will be installed.

Total Project Cost	\$88,900
Total CDBG Funds Requested	\$88,900
Local Contribution	\$0

VILLAGE OF HOYTVILLE

Installation of 400 feet of 5 foot wide sidewalk along the east side of South Main Street.

Total Project Cost	\$20,750
Total CDBG Funds Requested	\$17,637.50
Local Contribution	\$3,112.50 (Village of Hoytville)

VILLAGE OF JERRY CITY

Resurfacing of South Mears Road and 2,800 square feet walk removal and replacement along a portion of Main Street

Total Project Cost	\$58,130
Total CDBG Funds Requested	\$58,130
Local Contribution	\$0

VILLAGE OF MILTON CENTER

Resurface 189 cubic yards along Sugar Street.

Total Project Cost	\$49,709
Total CDBG Funds Requested	\$49,709
Local Contribution	\$0

VILLAGE OF NORTH BALTIMORE

Installation of ADA compliant curb ramp and automatic door operators at the Village of North Baltimore Municipal Building.

Total Project Cost	\$47,379.33
Total CDBG Funds Requested	\$40,000
Local Contribution	\$7,379.33 (Village of North Baltimore)

NORTHWESTERN WATER AND SEWER DISTRICT

Replacement of approximately 30 sanitary sewer laterals for LMI households throughout Wood County.

Total Project Cost	\$75,000
Total CDBG Funds Requested	\$75,000
Local Contribution	\$0

CITY OF NORTHWOOD

Reconstruction of approximately 1060 feet of road with 3 ½ inches of asphalt concrete, removal of approximately 110 feet of existing 6" & 8" storm sewer and replace with 1310 feet of 12" and 15" storm sewer. Project will also include 20 storm sewer taps along Goodrich Avenue.

Total Project Cost	\$288,300
Total CDBG Funds Requested	\$70,000

Local Contribution \$218,300 (City of Northwood)

VILLAGE OF PEMBERVILLE

Installation of ADA compliant lift at Village of Pemberville pool.

Total Project Cost \$12,700
Total CDBG Funds Requested \$11,700
Local Contribution \$1,000 (Village of Pemberville)

VILLAGE OF PORTAGE

Replacement of five catch basins along Dixie Highway (State Route 25).

Total Project Cost \$36,800
Total CDBG Funds Requested \$36,800
Local Contribution \$0

VILLAGE OF WESTON

Replacement of existing 4" and 8" storm sewers with approximately 480 feet of 12" storm sewers along Locust Street between Main Street and Taylor Street.

Total Project Cost \$53,200
Total CDBG Funds Requested \$42,560
Local Contribution \$10,640 (Village of Weston)

WOOD COUNTY COMMITTEE ON AGING (WCCOA)

Purchase of a 50KW natural gas generator to be installed at the WCCOA's production kitchen. The generator would eliminate spoilage and/or contamination of perishable food items during a power outage.

Total Project Cost \$50,307
Total CDBG Funds Requested \$40,307
Local Contribution \$10,000 (WCCOA)

WOOD COUNTY HEALTH DEPARTMENT

Installation of approximately 25 sanitary sewer taps for LMI residents throughout Wood County.

Total Project Cost \$30,000
Total CDBG Funds Requested \$30,000
Local Contribution \$0

WOOD LANE RESIDENTIAL PROPERTIES, INC

Improvements to a rental facility for low income individuals that have developmental disabilities. Improvements include replacement of flooring, installation of a handicap accessible bathroom, and installation of a sprinkler system.

Total Project Cost \$53,687.62
Total CDBG Funds Requested \$36,687.62
Local Contribution \$17,000 (City of BG Rental Rehab Grant)

After summarizing the details of the applications, Mr. Steiner turned the item over to the Planning Commission members for review and discussion. Mrs. Thompson allowed all individuals who were present to give a brief summary of their projects.

After much discussion regarding the projects that would be funded, Mr. Black made a motion to fund the following projects and amounts:

1. Village of Bradner	\$55,902.50
2. Village of Hoytville	\$17,637.50
3. Northwestern Water and Sewer District	\$75,000.00
4. Village of Pemberville	\$11,700.00
5. Village of Portage	\$36,800.00
6. Wood County Health Department	\$30,000.00

Mr. Huber seconded the motion and Commission members responded with a vote of 6 in favor and 2 opposed.

Commission members discussed and Mr. Black made a motion to accept the following as alternate projects for the FY12 CDBG program; 1) Village of Bloomdale (\$50,000), City of Northwood (\$70,000), and Village of Weston (42,560). Mr. Carter seconded the motion and Commission members responded in full support.

DIRECTORS TIME

Mr. Steiner reported that the July Planning Commission meeting fell over a holiday weekend and questioned if the members would like to schedule the meeting for the following week. Mr. Black made a motion to change the next Planning Commission meeting to July 10, 2012 @ 5:30pm. Mr. Kohring seconded the motion and Commission members responded in full support.

There being no further discussion, Mr. Allion made a motion to adjourn the June 5, 2012 Planning Commission meeting. Mr. Carter seconded the motion and Commission members responded in full support.