

Wood County Planning Commission
June 6, 2006

The Wood County Planning Commission met in regular session on Tuesday, June 6, 2006 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, John Brossia, Tim Brown, Jim Carter, Chris Ewald, Patrick Fitzgerald, Ray Huber, Richard Kohring, Alvie Perkins, Donna Schuerman, and Tom Weidner. Planning Commission staff in attendance was: David Steiner, Kelly Moore, and Cheryl Riffner. In addition to Planning Commission members and staff, 30 guests were present.

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

New Business:

REVIEW OF ACTIVITIES REPORT – MAY 2006

Mr. Steiner began his review and discussion and stated that the Planning Commission had continued with the Comprehensive Land Use Plan Update and had begun formulating public input strategies. Mr. Steiner reported that work continued with Webster Township to update their zoning resolution. Mr. Steiner reported that a contract was awarded to B. Hill's Excavating for the Village of Custar Sanitary Sewer Pump Station project and stated that a contract was also awarded to RMH Concrete for the FY04 City of Rossford curbs and ramps project. Mr. Steiner reported that notification was received from the Ohio Department of Development that \$229,000 was granted to benefit the Village of North Baltimore towards the expansion of the D.S. Brown Company. Mr. Steiner stated that he had worked with the Wood County Auditor's Office to compile a report on all former and current CRA areas and activity in Wood County. Mr. Steiner reported that the Planning Commission Office underwent an extensive cleaning and filing and stated that 21 boxes of valid records were added to storage in the Wood County Records Center. Mr. Steiner reported that six parcel splits and six parcel combinations were completed totaling approximately 175 acres and stated that 12 rural address locations were issued.

ZONING - PLAIN TOWNSHIP

Donald and Karen Lewis submitted a request to rezone three parcels that contained approximately 14 acres of land from an agricultural zoning classification to a commercial zoning classification. Approximately 2 acres of the property was currently zoned commercial and the applicant requested to rezone the balance of the property to commercial, which they believed was the highest and best use for the property.

Mr. Steiner began his review and discussion and stated that the property was located in the northeast quarter of Section 28, Plain Township. Mr. Steiner stated that the property was located on the south side of Bowling Green Road West, on the east and

north side of State Route 6, and on the west side of Liberty Hi Road. Mr. Steiner stated that the City of Bowling Green was located approximately one mile to the east of the property, the Wood County Landfill was located approximately one mile to the west of the property, and Poe road was located approximately one mile north of the property. Mr. Steiner reported that the property was currently zoned a combination of agricultural zoning and commercial zoning. Mr. Steiner stated that lands to the north, south, east, and west were zoned agricultural and reported that public water was available to the property but reported that sanitary sewer had not been extended to the property from the City of Bowling Green. Mr. Steiner stated that an end use for the property had not been included in the application. Mr. Steiner stated that the Wood County Comprehensive Land Use Plan had designated the property as agricultural.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Weidner allowed the applicant to comment on their application. Mr. Troy Sonner, Poggemeyer Design Group, stated that he represented Mr. and Mrs. Lewis. Mr. Sonner stated that the property owners would like to market the property as commercial. Mr. Sonner reported that there was no anticipated end use for the property and reported that sanitary sewer facilities may not be necessary depending on the end use. Mr. Steiner noted that access would be limited along U.S. Route 6. Mrs. Schuerman questioned where the closest home was located. Mr. Sonner stated that the applicants owned a residence on the property. Mr. Fitzgerald questioned what end uses could be allowed on the property. Mr. Steiner stated that commercial districts in Plain Township were intended as an area wherein commercial uses were concentrated for the benefit of the residents of the township and others doing business within the commercial area. Mr. Steiner stated that the commercial definition in Plain Township was very broad. Mr. Brown stated that the property was always commercial oriented in the past and noted that he felt the zoning change fit into the character of the area.

When the item was turned over to the Planning Commission members for a motion, Mr. Brown moved to approve the rezoning request of Donald and Karen Lewis to rezone 14.08 acres of land from agricultural to commercial. Mrs. Schuerman seconded the motion. Mr. Fitzgerald expressed concern towards zoning the property because it was one of the main access points to the City of Bowling Green. With no further discussion, Planning Commission members responded with a motion of 7 in favor, 3 opposed (Mr. Brossia, Mr. Fitzgerald, and Mr. Kohring), motion carried.

REVIEW OF APPLICATIONS FOR WOOD COUNTY'S FY06 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) "FORMULA PROGRAM"

Mr. Steiner began his review and discussion and stated that the FY06 CDBG Formula Program had 16 applicants that had requested a total of \$787,141 worth of funding. Mr. Steiner stated that there was \$290,000 available for funding in FY06, and that a total of \$261,000 would be allocated for Wood County. Mr. Steiner stated that 10% of the total available would be used for administration of the program. Mr. Steiner then reviewed the FY06 Formula Program applicants and briefly detailed the projects that were proposed. They were as follows:

VILLAGE OF BRADNER

1600' feet of waterline and water main replacement along Blackman Road.

VILLAGE OF CYGNET

Removal and replacement of 875' lineal feet of existing storm sewer on Jackson Street.

VILLAGE OF HASKINS

Replacement of 664' lineal feet of existing roadway and replacement of 225' lineal feet of existing waterline on Perry Street.

LIBERTY TOWNSHIP (UNINCORPORATED VILLAGE OF RUDOLPH)

Sidewalk replacement and ADA compliant curb and ramp installation.

VILLAGE OF LUCKEY

Sanitary sewer tap-in assistance.

VILLAGE OF MILTON CENTER

Construction of a new sanitary sewer pump station

VILLAGE OF NORTH BALTIMORE

Construction of a 4,620 square foot sidewalk at intersection of Cherry and Gillette Streets.

CITY OF NORTHWOOD

ADA curb and ramp replacement.

VILLAGE OF PEMBERVILLE

ADA modifications to the entranceway and restrooms of the Village Hall.

PERRYSBURG HEIGHTS ASSOCIATION

Parking lot improvements.

VILLAGE OF RISING SUN

Construction of a sanitary sewer pump station.

CITY OF ROSSFORD

Replacement of 443' lineal feet of Roland Court, including the installation of 886' lineal feet of storm sewer line.

WASHINGTON TOWNSHIP

Replacement of 870' lineal feet of existing walkway with new, ADA compliant, walkway at Tontogany Park.

VILLAGE OF WALBRIDGE

Construction of a new 8' foot wide asphalt walking/bike trail along Drouillard Road.

VILLAGE OF WAYNE

Construction of 275' lineal feet of ADA compliant walkways in the Village park.

VILLAGE OF WESTON

ADA modifications to the Village Hall restrooms.

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

After much discussion on the projects that would be funded, Mr. Kohring made a motion to fund the following projects:

1. Village of Rising Sun	\$75,000
2. Village of Luckey	\$50,000
3. Village of Wayne	\$4,000
4. Village of Haskins	\$33,000
5. City of Rossford	\$44,000
6. Village of Bradner	\$55,000

Mr. Ewald suggested the Village North Baltimore as the first alternate project. Commission members decided to accept the following alternate projects in the order which they could be funded: 1) Village of North Baltimore (\$18,480), 2) Village of Milton Center (\$75,000), and 3) Village of Pemberville (\$49,100). Mr. Fitzgerald seconded the motion with commission members in full support.

Director's Time

Mr. Steiner reported that the next meeting would be held on July 11, 2006 at 5:00p.m. Mr. Steiner stated that the August Planning Commission Meeting would be held on August 8, 2006 to avoid conflict with the Wood County Fair. There being no further discussion, the meeting stood adjourned with a motion from Mr. Fitzgerald. Mr. Kohring seconded the motion with Commission members in full support.