

**Wood County Planning Commission
June 5, 2007 @ 5:30pm**

The Wood County Planning Commission met in regular session on Tuesday, June 5, 2007 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, Tim Brown, Jim Carter, Patrick Fitzgerald, Ray 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, 30 guests were present.

Chairman Fitzgerald called the meeting to order. Upon calling the meeting to order, Mr. Perkins made a motion to approve the April 2007 Planning Commission meeting minutes. Mr. Kohring seconded the motion with Commission members in full support.

New Business:

REVIEW OF ACTIVITIES REPORT *(April and May 2007)*

Mr. Steiner began his review and discussion and stated that work had been concluded with the Portage Township Zoning Resolution update and reported that research and sample language was being drafted for wind turbines and wind farms. Mr. Steiner reported that bids were received for the Rossford Senior Center RLF project and the Village of North Baltimore Gonzales Building demolition, and he noted that the demolition project had been awarded to Hickerson Excavating. Mr. Steiner reported that the FY07 Community Development Block Grant (CDBG) Formula applications were received and reviewed by the Planning Commission staff. Mr. Steiner stated that a Request for Release of Funds (RROF) was submitted to the Ohio Department of Development for the FY06 Village of Risingsun CDBG project and the FY06 Village of Wayne CDBG project. Mr. Steiner reported that four applications, totaling approximately 470 acres, were submitted to the Ohio Department of Agriculture for the 2007 Agricultural Easement Purchase Program (AEPP). Mr. Steiner concluded his review of the activities report by noting that 23 parcel splits and 5 parcel combinations were completed, and stated that 23 rural address locations had been issued.

ZONING - LAKE TOWNSHIP

Pioneer Auto Truck Stops Inc. submitted a request to rezone four parcels of land containing approximately 106 acres from an A-I Agricultural zoning classification to an M-I Light Industrial Zoning classification. The application indicated that the owner of the property had offered the parcel for sale and believed that the requested zoning represented the highest and best use for the property.

Mr. Steiner began his review and discussion and stated that the property was located in Section 15 of Lake Township, more specifically located on the north side of State Route 795 near the Interstate 280 Interchange. Mr. Steiner stated that Lemoyne Road bordered the property to the west and Interstate 280 bordered the property to the east. Mr. Steiner reported that Lake Local schools were located adjacent to the southwest and the Toledo Metcalf Airport was located to the west of the property. Mr.

Steiner stated that the property was currently zoned A-I Agricultural and reported that lands surrounding the parcel consisted of a mixture of zoning, which included Agricultural, B-3 Highway Business, M-I Light Industrial, and Special. Mr. Steiner stated that the Wood County Comprehensive Land Use Plan had designated the area as an employment opportunity corridor and noted that no environmental constraints were associated with the property. Mr. Steiner reported that utilities had been extended to the Rockland Industrial Park, which was located on the south side of State Route 795. Mr. Steiner noted that the extension of utilities from the Rockland Industrial Park may be possible with proper coordination.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Allion questioned how much frontage was along Lemoyne Road. Mr. John Hunter, Pioneer Auto Truck Stops, Inc. stated that there was approximately 264 feet along Lemoyne Road. Mr. Kohring questioned if the only access was along Lemoyne Road. Mr. Hunter stated that access was available along Lemoyne Road and certain agreements were in place with Sunoco to increase the access along State Route 795. Mr. Hunter stated that he could not get into detail about the agreements but noted that if the access was approved by ODOT, then it would be approved by Sunoco.

When the item was turned over to the Planning Commission members for a motion, Mr. Perkins moved to recommend that Lake Township approve the request to rezone approximately 106 acres of land from A-I Agricultural to M-I Light Industrial. Ms. Schuerman seconded the motion and Commission members responded with a vote of 7 in favor, one opposed (Mr. Kohring), motion carried.

ZONING – CENTER TOWNSHIP

The Center Township Zoning Commission submitted a series of revised definitions to the current Center Township Zoning Resolution. The updates had been resubmitted to the Planning Commission for review due to a procedural error on part of Center Township.

Mr. Steiner began his review and discussion and stated that Center Township had submitted a series of revised definitions to the current Center Township Zoning Resolution and also text changes that would allow home occupations as a conditional use in an A-I Agricultural district and an R-I Residential district. Mr. Steiner reported that the text changes had been originally reviewed by the Planning Commission at the November 2006 Planning Commission meeting, and reported that the amendments were recommended to be approved with a suggestion that the township allow only one parking space per resident licensed driver, and one accessible driveway or parking space per employee, plus one other space. Mr. Steiner stated that a procedural error was made on part of Center Township and informed Planning Commission members that the amendments needed to be resubmitted for Planning Commission review and recommendation. Mr. Steiner noted that the re-submitted amendments were identical to previously submitted, with the exception of the language dealing with off street parking. Mr. Steiner reported that the Center Township Zoning Commission took the Planning Commissions suggestion regarding the parking language and had included it in the amendments.

When the item was turned over to Planning Commission members for review and discussion, Mr. Fitzgerald questioned who made the parking recommendation. Mr. Brown stated that he believed that Mr. Ewald had made the recommendation. Mr. Fitzgerald questioned if there was a recommendation. Mr. Steiner stated that the Planning Commission staff had recommended approval of the zoning amendments at the November 6, 2006 Planning Commission meeting.

When the item was turned over to the Planning Commission members for a motion, Mr. Kohring moved to approve the series of new and revised definitions to the Center Township Zoning Resolution. Mr. Brown seconded the motion and Commission members responded in full support.

REVIEW OF APPLICATIONS FOR WOOD COUNTY'S FY07 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) "FORMULA PROGRAM"

Mr. Steiner began his review and discussion and stated that the FY07 CDBG Formula Program had 14 applicants that had requested a total of \$591,786 worth of funding. Mr. Steiner stated that \$280,000 was available for funding in FY07, and reported that a total of \$252,000 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 FY07 Formula Program applicants and briefly detailed the projects that were proposed. They were as follows:

VILLAGE OF CUSTAR

Construction of 900 lineal feet of new 30" inch storm sewer lines along CSX tracks.

VILLAGE OF HOYTVILLE

Repair and/or replacement of existing storm sewer system that drains the Village park area.

VILLAGE OF NORTHWOOD

ADA modifications and repairs to sixteen curb ramps throughout the city.

NORTHWESTERN WATER AND SEWER DISTRICT

Installation of sanitary sewer taps to LMI qualified residents throughout Wood County.

VILLAGE OF PEMBERVILLE

ADA modifications to the Village Hall entrance and restrooms.

CITY OF PERRYSBURG

Removal of architectural barriers at eight (8) separate public locations in the City of Perrysburg.

PORTAGE TOWNSHIP

Conversion of existing restrooms at the former Portage Elementary School to ADA accessible restrooms.

VILLAGE OF PORTGE

Construction of 1,600 lineal feet of sidewalk along the east side of Findlay Pike (State Route 25) from Main Street to the Village Park.

VILLAGE OF RISINGSUN

Installation of sanitary sewer taps to Village residents who meet LMI qualifications.

CITY OF ROSSFORD

Reconstruction of 475 feet of Rossburn Place Street which will include complete street resurfacing, the installation of 950 feet of Type 6 curbs, catch basins, utility boxes, as well as storm sewer repair and improvements.

VILLAGE OF WALBRIDGE

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

VILLAGE OF WESTON

Various modifications to the Old Schoolhouse Park and shelter house.

WOOD COUNTY HEALTH DEPARTMENT

Providing assistance to LMI qualified residents to help assist with the costs of replacing failing septic systems with new systems.

WSOS COMMUNITY ACTION GROUP

WSOS is proposing to provide homelessness prevention services to Wood County residents. The funds requested by WSOS would be used to assist Wood County Residents who are at or below 35% of Wood County's median income and are a risk for becoming homeless. WSOS will use these funds to provide emergency rental and/or mortgage assistance to qualified individuals in Wood County.

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

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

1. Village of Custar	\$53,500
2. Village of Hoytville	\$25,000
3. Village of Pemberville	\$53,800
4. Village of Risingsun	\$63,900
5. Northwestern Water and Sewer District	\$20,000
6. Wood County Health Department	\$35,800

Commission members discussed and accepted the following as alternate projects for the FY07 CDBG Formula program; 1) Village of Portage (\$45,480), and 2) Portage Township (\$58,132). Mr. Kohring seconded the motion with Commission members in full support.

Director's Time

Mr. Steiner shared a thank you note that was received by the Planning Commission from Ms. Weidner thanking the Planning Commission staff for thinking of the Weidner family when Tom Weidner passed away. Mr. Steiner distributed information for Commission members to review on wind turbines and wind farms. Mr. Steiner asked Planning Commission members to call or email him with questions or comments on the information. Mr. Steiner reported that a meeting would be held in the near future with Wood County Township Officials. There being no further discussion, the meeting stood adjourned with a motion from Mr. Perkins. Mr. Brown seconded the motion with Commission members in full support.