

**Wood County Planning Commission  
June 3, 2008 @ 5:30pm**

The Wood County Planning Commission met in regular session on Tuesday, June 3, 2008 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, 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. Carter made a motion to approve the May 2008 Planning Commission meeting minutes. Mr. Kohring seconded the motion with Commission members in full support.

**New Business:**

**ZONING - TROY TOWNSHIP**

William and Marcia Lafferty submitted an application to rezone approximately 5.6 acres of land in Road Tract 52 of Troy Township from an A-I Agricultural zoning classification to a C-2 Community Retail zoning classification. The purpose of this request, as stated on the application, was that the applicant wished to use the property as an auction house.

Mrs. Hemminger began her review and discussion of the item and stated that the property was located in the south half of Road Tract 52, Troy Township, on the north side of State Route 20 (Fremont Pike). Mrs. Hemminger stated that the property was located in the Unincorporated Village of Lemoyne, approximately one mile east of the Village of Stony Ridge. Mrs. Hemminger stated that the property in question was formerly known as the Lemoyne Elementary School.

Mrs. Hemminger stated that the property was currently zoned A-I Agricultural and reported that lands surrounding the property were a combination of A-I Agricultural, R-I Suburban Residential, and C-I Neighborhood Commercial. Mrs. Hemminger stated that land use in the area was primarily single-family residential, manufactured housing, and some commercial. Mrs. Hemminger reported that utilities were not readily available to the property and stated that no environmental constraints, such as wetlands or floodplains were associated with the property. Mrs. Hemminger stated that the Wood County Comprehensive Land Use Plan had designated the property as an Employment Center and a Key Corridor.

When the item was turned over to Planning Commission members for review and discussion, Mr. Fitzgerald questioned what the recommendation of the Planning Commission staff was. Mrs. Hemminger stated that the Planning Commission staff had recommended denying the request with the recommendation that they rezone the property from A-I Agricultural to C-I Neighborhood Commercial, a less intense commercial designation. Mr. Fitzgerald questioned if the applicants intended end use would be permitted under a C-I Neighborhood Commercial district. Mrs. Hemminger

stated that an auction house would be permitted under that designation. Mr. Kohring questioned if access would be obtained from State Route 20. Mrs. Hemminger stated that there was an access road off of State Route 20 that could be used to access the property. Mr. Kohring questioned if there was a difference in parking requirements between a C-1 and C-2 Commercial zoning classification. Mr. Steiner reported that he believed the parking requirements depended on the use of the property. Mr. Kohring stated that he was concerned with the amount of traffic that would be using the access road.

When the item was turned over to Planning Commission members for a motion, Mr. Kohring moved to deny the request as presented and recommended that Troy Township rezone the property to a less intense C-1 Neighborhood Commercial zoning classification. Mr. Brown seconded the motion and Commission members responded in full support.

### **ZONING – WESTON TOWNSHIP**

The Weston Township Trustees submitted a new zoning resolution for Planning Commission review and recommendation. The new resolution was intended to replace the current Weston Township Zoning Resolution, which was last updated in 1994. Changes included the addition of adult entertainment and residential wind turbine regulations, new definitions, and new minimum lot area and frontage requirements.

Mr. Steiner began his review and discussion and stated that the Weston Township Trustees had been working on the update of the current zoning resolution for approximately 2 years. Mr. Steiner reported that Weston Township is primarily rural and fairly undeveloped, but noted that there was some development potential around the Village of Weston and along Sand Ridge Road. Mr. Steiner reported that the updates included changes to the minimum lot area, minimum lot frontage, the addition of adult entertainment language, residential wind turbine language, an expanded pond regulation section, and expanded junk vehicle language. Mr. Steiner recommended that Weston Township add a table of contents and remove breweries from the prohibited use section of the document.

When the item was turned over to Planning Commission members for review and discussion, Mr. Fitzgerald questioned if micro-breweries should be a permitted use. Mr. Steiner stated that it could. Mr. Kohring questioned where the setback distance would be measured from, and suggested that Weston Township clarify the definition. Mr. Steiner reported that setback distance was defined in the definitions section. Mr. Kohring questioned if the Board of Industrial Relations was supposed to review commercial construction or Wood County Building Inspection, and suggested that Weston Township include either option in their zoning resolution. Mr. Huber questioned if a setback was measured from the foundation or overhang.

When the item was turned over to the Planning Commission members for a motion, Mr. Kohring moved to recommend approval of the new Weston Township Zoning Resolution, and recommended that Weston Township take into consideration the

minor comments that were discussed by the Planning Commission members. Mr. Perkins seconded the motion and Commission members responded in full support.

**REVIEW OF APPLICATIONS FOR WOOD COUNTY'S FY08 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) "FORMULA PROGRAM"**

Mr. Steiner began his review and discussion and stated that the FY08 CDBG Formula Program had 16 applicants that had requested a total of \$803,383 worth of funding. Mr. Steiner stated that \$276,000 was available for funding in FY08, and reported that a total of \$248,400 would be available for projects. Mr. Steiner stated that 10% of the total available funds would be used for administration of the program. Mr. Steiner then reviewed the FY08 Formula Program applicants and briefly detailed the projects that were proposed. They were as follows:

**VILLAGE OF BAIRDSTOWN**

*Replacement of Village storm warning siren.*

**VILLAGE OF BRADNER**

*Complete reconstruction of approximately 670 lineal feet of Evans Avenue. Includes installation of new asphalt, ADA compliant curbs and ramps, catch basins, and storm sewer laterals.*

**VILLAGE OF CUSTAR**

*Replacement of approximately 400 lineal feet of existing storm sewer and six (6) catch basins along Superior Street.*

**VILLAGE OF CYGNET**

*Installation of 9,400 square feet of asphalt in an existing stone parking area at Martin Park. Project also includes the construction of a total of four ADA compliant parking spaces.*

**VILLAGE OF HASKINS**

*Replacement of approximately 1000 lineal feet of existing asphalt pavement as well as curbs and existing storm sewers along West Main Street.*

**LIBERTY TOWNSHIP**

*Repair the existing roof at Township Civic Center.*

**VILLAGE OF MILTON CENTER**

*Replacement and/or upgrades to the existing storm sewer system on the north end of the Village.*

**VILLAGE OF NORTH BALTIMORE**

*Installation of 36 ADA compliant curb ramps at various intersections throughout the Village.*

**CITY OF NORTHWOOD**

*Installation of 16 ADA compliant curb ramps at various intersections throughout the Village.*

**VILLAGE OF PEMBERVILLE**

*ADA compliant repairs and improvements to 21 curb ramps at various areas in the Village.*

**PERRYSBURG HEIGHTS ASSOCIATION**

*Various repairs to the Association’s public park and community center grounds.*

**VILLAGE OF RISINGSUN**

*Installation of sanitary sewer taps for LMI qualified residents of the Village.*

**VILLAGE OF TONTOGANY**

*ADA compliant renovations to existing restrooms at the Village Hall and modifications to the existing entrance of the Village Hall, also ADA compliant.*

**VILLAGE OF WAYNE**

*Installation of 2,748 square feet of ADA compliant walkways in the Village’s downtown area.*

**VILLAGE OF WESTON**

*Replacement of approximately 834 lineal feet of existing storm sewers along Walnut Street*

**WSOS COMMUNITY ACTION COMMISSION**

*Provide financial assistance in the form of emergency mortgage-rental payments to LMI qualified residents of Wood County who are in danger of becoming homeless.*

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. Kohring made a motion to fund the following projects:

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|---|----------|
| 1. Village of Bairdstown                | \$34,500 |
| 2. Liberty Township, Village of Rudolph | \$67,350 |
| 3. Village of Weston                    | \$72,500 |
| 4. Village of Tontogany                 | \$52,425 |
| 5. Village of Wayne                     | \$21,625 |

Commission members discussed and accepted the following as alternate projects for the FY08 CDBG Formula program; 1) Village of North Baltimore (\$52,000), 2) Village of Custar (\$54,200), and WSOS (\$41,348). Mr. Perkins seconded the motion with Commission members in full support.

**Director’s Time**

Mr. Steiner reported that the next Planning Commission meeting would be held on July 1, 2008 at 5:30pm. There being no further discussion, the meeting stood adjourned with a motion from Mr. Allion. Mrs. Thompson seconded the motion with Commission members in full support.