

**Wood County Planning Commission  
June 2, 2009 @ 5:30pm (Revised)**

*\*\*\*The June 2, 2009 Planning Commission Minutes have been revised to include The Village of Custar to be funded with FY09 Community Development funding in the amount of \$53,500.*

The Wood County Planning Commission met in regular session on Tuesday, June 2, 2009 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, Tim Brown, Jim Carter, Chris Ewald, Patrick Fitzgerald, Ray Huber, Richard Kohring, Alvie Perkins, Donna Schuerman, and Leslee Thompson. Planning Commission staff in attendance was: David Steiner, Kelly Hemminger, and Katie Baltz. In addition to Planning Commission members and staff, approximately 30 guests were present.

Chairman Allion called the meeting to order. Upon calling the meeting to order, Mrs. Thompson made a motion to approve the May 2009 Planning Commission meeting minutes. Ms. Schuerman seconded the motion with Commission members in full support.

**New Business:**

**ZONING - CENTER TOWNSHIP**

The Center Township Zoning Commission submitted a series of new definitions to be incorporated into the Center Township Zoning Resolution. The definitions were the first step in Center Township's process of updating their zoning resolution.

Mr. Steiner began his review and stated that the definitions submitted by Center Township were the first stage in their zoning resolution update process. Mr. Steiner reported the definitions had been reviewed by the Wood County Planning Commission Office and the Wood County Prosecutors Office. Mr. Steiner recommended approval of the new definitions based on the recommendation of the Wood County Prosecutors Office.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Ewald stated that he had several comments regarding the definitions. Mr. Ewald stated there were several inconsistencies within the definitions and stated that he would submit his comments to the Planning Commission staff for review. Mr. Huber stated that the definition of "Yard" (Page 16) needed clarification in terms of the actual measurements of the front, rear, and side yard.

When the item was turned over to the Planning Commission members for a motion, Mr. Kohring moved to approve the submitted zoning definitions with suggestion that the the noted comments and concerns that were discussed be addressed by the Township. Mr. Perkins seconded the motion and Commission members responded in full support.

## **ZONING – TROY TOWNSHIP**

Dr. Norman Zavela submitted an application to rezone approximately one acre of land in Troy Township from an A-I Agricultural zoning classification to an R-4 Residential zoning classification. The applicant indicated he would like to convert the residential property into a health care clinic, which is a conditional use under an R-4 Residential zoning classification.

Mrs. Hemminger began her review of the item and stated that the property was located in the southwest quarter of Section 3, Troy Township, on the south side of Truman Road, approximately  $\frac{3}{4}$  of a mile south of State Route 163,  $\frac{1}{4}$  mile east of Lemoyne Road, and  $\frac{1}{4}$  mile west of State Route 420. Mrs. Hemminger stated that the Troy Villa Manufactured Home Park was located approximately 200 feet east of the property. Mrs. Hemminger reported that the property in question was currently zoned A-I Agricultural, lands surrounding the property were zoned A-I Agricultural, and the Troy Villa Manufactured Home Park was zoned R-4 Residential. Mrs. Hemminger reported the property was designated an Employment Center by the Wood County Comprehensive Land Use Plan and reported that there were no environmental constraints associated with the property such as floodplains or wetlands.

When the item was turned over to Planning Commission members for review and discussion, Ms. Schuerman questioned if anyone was living in the residence. Mrs. Hemminger stated the property was currently utilized as a single family residence and reported that she was unsure if the property was occupied. Mr. Ewald questioned if neighboring property owners were present at the Planning Commission meeting. Mr. Jim Thompson, Troy Township Zoning Inspector, noted that the property was vacant and currently owned by Dr. Norman Zavela. Mr. Ewald stated that he may consider the rezoning to be a “spot zone”. Mr. Perkins questioned if water or sewer were available to the property. Mr. Jerry Greiner, Director Northwestern Water and Sewer District, stated that only Troy Villa was permitted to be served directly with the existing Toledo Contract and noted that the property could possibly obtain water and sewer if a new contract was implemented. Mr. Huber questioned if adequate parking was available. Mrs. Hemminger stated that she was not certain of the development plans for the proposed end use. Mr. Huber question if floodplain was present. Mrs. Hemminger stated that floodplain was not present on the property in question. Mr. Cater expressed concern regarding “spot zoning”.

When the item was turned over to the Planning Commission members for a motion, Mr. Brown made a motion to recommend that Troy Township deny the request based on the location of the property and the proposed end use. Mr. Jim Thompson, Troy Township Zoning Inspector, reported that the applicant intended to demolish the existing manufactured home and construct a new acupuncture clinic. Mr. Brown asked Mr. Thompson if he felt the clinic would be a good fit for the location. Mr. Thompson stated the clinic would be a good addition to Troy Township. Mr. Brown rescinded his motion to deny the request and made a motion to approve the request to rezone the property from A-I Agricultural to R-4 Residential. Mr. Fitzgerald seconded the motion and Commission members responded with a vote of 4 in favor and five opposed (Chris Ewald, Alvie Perkins, Jim Cater, Ray Huber, Dick Kohring), motion denied.

**ZONING – LAKE TOWNSHIP**

Owens Lake LLC submitted an application to rezone approximately 0.5 acres of land from an R-3 Residential zoning classification to a B-2 Commercial zoning classification. The property in question is part of the Owens Lake Development, which features R-3 multi-family residential zoning and B-2 Commercial zoning.

Mr. Steiner began his review of the item and stated that the property was located in Section 7 of Lake Township on the east side of Tracy Road. Mr. Steiner reported that Perrysburg Township was located directly to the west of the parcel, Walbridge Road to the north, and Ayers Road to the south. Mr. Steiner reported the property was currently zoned R-3 Residential, and stated lands to the north were zoned B-2 Commercial, lands to the west were zoned R-5 Residential and PUD-RS, and lands to the south were zoned A-1 Agricultural. Mr. Steiner reported land use in the area was a mixture of high density residential, medium density commercial, and low density rural residential to the south of the parcel. Mr. Steiner reported that no environmental constraints were associated with the property and utilities were readily available.

When the item was turned over to Planning Commission members for review and discussion, Mr. Kohring questioned who owned the property. Mr. Steiner reported that Owens Lake Development owned the property. There being no further discussion, Mr. Ewald moved to recommend that Lake Township approve the request to rezone approximately 0.5 acres of land from R-3 Residential to B-2 Commercial. Ms. Schuerman seconded the motion and Commission members responded in full support.

**REVIEW OF APPLICATIONS FOR WOOD COUNTY’S FY09 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) “FORMULA PROGRAM”**

Mr. Steiner began his review and discussion of this item and stated that the FY09 CDBG Formula Program had 14 applicants that had requested a total of \$670,171.40 worth of funding. Mr. Steiner stated that \$283,000 was available for funding in FY09, and reported that a total of \$254,700 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 FY09 Formula Program applicants and briefly detailed the projects that were proposed. They were as follows:

**VILLAGE OF CUSTAR**

*Replacement of approximately 400 lineal feet of existing storm sewer line in the northwest section of the Village.*

**VILLAGE OF CYGNET**

*Construct 9,400 square feet parking lot area at Martin Park. Lot will include four (4) ADA Compliant parking spaces.*

**VILLAGE OF CYGNET**

*Installation of approximately 900 lineal feet of 8’ high chain link fence around existing water treatment plant.*

**VILLAGE OF CYGNET**

*Replacement of existing flat roof at Village Hall and Fire Station.*

**VILLAGE OF CYGNET**

*Replacement of six (6) light poles at Martin Park ball field.*

**VILLAGE OF HASKINS**

*Construction of ADA restrooms at Lusher Park..*

**VILLAGE OF HOYTVILLE**

*Rehabilitation of fifteen (15) existing manholes and replacement of four (4) existing cleanouts.*

**VILLAGE OF JERRY CITY**

*Road resurfacing (asphalt replacement) along Jerry City Road (Main Street) between Huffman Road and Union Street.*

**LIBERTY TOWNSHIP**

*Repair and replacement of approximately 1,300 lineal feet of sidewalk along Mermill Road in the Unincorporated Village of Rudolph.*

**VILLAGE OF MILTON CENTER**

*Storm sewer improvements to north side of Village.*

**NWWSD / WOOD COUNTY HEALTH DEPARMENT**

*Payment of fees associated with sanitary sewer tap in process – Countywide.*

**CITY OF NORTHWOOD**

*ADA improvements to sixteen (16) existing curb ramps at various locations I the City.*

**VILLAGE OF PORTAGE**

*Replacement of existing storm sewer lines as well as the installation of new catch basins along Greensburg Pike between the Conrail tracks and Solether Road.*

**VILLAGE OF RISINGSUN**

*Replacement of existing ADA ramp at the Village Office as well as installation of a new sidewalk along State Route 23 (Main Street).*

**CITY OF ROSSFORD**

*Installation of approximately 785 lineal feet of 12 inch storm sewer line as well as installation of manholes and a catch basin.*

**VILLAGE OF WEST MILLGROVE**

*Repair and replacement of approximately 1,200 lineal feet of sidewalk along State Route 199 and Sandusky Street.*

**VILLAGE OF WESTON**

*Replacement of thirteen (13) existing curb ramps with ADA compliant ramps as well as replacement of 150 feet of curb.*

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

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

1. Village of Cygnet	\$60,000
2. NWWSD/Health Department	\$30,000
3. Village of Hoytville	\$40,000
4. Villager of Custar	\$53,500
5. Village of Risingsun	\$41,230
6. Village of West Millgrove	\$29,970

Commission members discussed and accepted the following as alternate projects for the FY09 CDBG Formula program; 1) Village of Portage (\$24,301), and 2) Liberty Township (\$22,600). Mr. Kohring 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 7, 2009 at 5:30pm. There being no further discussion, the meeting stood adjourned with a motion from Ms. Schuerman. Mrs. Thompson seconded the motion with Commission members in full support.