

## **Wood County Planning Commission June 1, 2010 @ 5:30pm**

The Wood County Planning Commission met in regular session on Tuesday, June 1, 2010 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, Rob Black, Tim Brown, John Brossia, 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 Katie Baltz. In addition to Planning Commission members and staff, approximately 20 guests were present.

Chairman Allion called the meeting to order. Upon calling the meeting to order, Mr. Black made a motion to approve the May 2010 Planning Commission meeting minutes. Mr. Kohring seconded the motion with Commission members in full support. Mr. Steiner noted a correction on the February 2010 Wood County Planning Commission meeting minutes to reflect that Mrs. Leslee Thompson was elected as Vice Chairman rather than Mr. Richard Kohring.

### **New Business:**

#### **ACTIVITIES REPORT – MAY 2010**

Mr. Steiner reported that zoning amendments were reviewed for Liberty Township and stated that regulations were finalized with the Wood County Prosecutors Office for wind power farms smaller than five megawatts in size. Mr. Steiner reported that FY10 CDBG applications had been reviewed and summarized and reported that the Planning Commission underwent monitoring for the FY07 CDBG Formula Program. Mr. Steiner reported that work was substantially completed on five Neighborhood Stabilization Program (NSP) Demolition projects. Mr. Steiner stated that he had worked with the Ohio Department of Natural Resources and the Village of West Millgrove to implement a floodplain management program for the village. Mr. Steiner reported that 8 parcel splits totaling approximately 92 acres had been completed and 4 rural address locations had been issued.

#### **ZONING - BLOOM TOWNSHIP**

Bates Recycling Inc. submitted a request to amend the text of the current Bloom Township Zoning Resolution to allow residential uses in an I-Industrial district. The purpose of this request is that the applicant has an existing structure on the property that is being used for residential purposes. The applicant would like to continue to use the structure for residential purposes for security reasons. Currently the Bloom Township Zoning Resolution does not allow residential construction or uses in an area zoned I-Industrial.

Mr. Steiner began review and discussion of the item and stated that Bates Recycling, a scrap metal recycling facility, was located in Section 6 of Bloom Township. Mr. Steiner reported that an industrial structure was located on the property, which also housed residential facilities which the owners used to maintain a constant presence on the premises due to problems with theft of scrap metal. Mr. Steiner reported that residential uses may not occur in an industrial district according to the current Bloom Township Zoning Resolution, and noted that the prohibition of residential uses and construction in an area zoned for industrial uses was commonplace and with a few specific exceptions, was standard within all of Wood County's zoned townships. Mr. Steiner reported the reasons for prohibiting residential uses in industrial districts are valid and in the best interests of the public health and safety of the township, therefore the Wood County Planning Commission staff recommended denial of the request. Mr. Steiner concluded that if this request was approved, it would not only affect this specific property but all of Bloom Township.

When the item was turned over to Planning Commission members for review and discussion, Mr. Kohring questioned how long the residential structure had been occupied and if the living quarters could be classified as a security office. Mr. Steiner reported that he was not sure how long the property had been occupied. Mr. Brossia questioned if there was a septic system on the property. Mr. Steiner reported that he was not sure. Mr. Steiner reiterated that the agenda item was not a typical rezoning request; the applicant was requesting a text change to the zoning resolution to allow a residential use within an industrial district. Mr. Steiner reported that Planning Commission members needed to make a recommendation to the Bloom Township Trustees.

When the item was turned over to the Planning Commission members for a recommendation to the Bloom Township Trustees, Mr. Brossia made a motion to recommend that the Bloom Township Trustees deny the request to amend the Bloom Township Zoning Resolution to allow for residential uses within an industrial zoning district. Mr. Fitzgerald seconded the motion. Chairman Allion acknowledged that a motion was on the table but allowed the applicant to answer questions.

Mr. Chris Bates, Bates Recycling, stated that employees and owners of Bates Recycling have occupied the living quarters on the property since the 1990's. Mr. Bates stated that the economy has forced them to protect their property. Mr. Brown questioned the utilities situation. Mr. Bates reported that a private well and septic system were located on the property.

Mr. Brown made a suggestion that a residential use be permitted as a conditional use under an industrial zoning classification. Mr. Allion questioned if that could be suggested to the township along with the Planning Commission recommendation. Mr. Steiner reported that it could. There being no further discussion, the motion to deny

the request was supported by all Planning Commission members with a recommendation that Bloom Township work with the applicant to find a solution.

### **ZONING – LIBERTY TOWNSHIP**

The Liberty Township Zoning Commission had submitted a series of text amendments to the current Liberty Township Zoning Resolution. Updates included “housekeeping” items as well as the addition of language to address wind turbines in Liberty Township.

Mr. Steiner began his review and reported that the changes being made to the existing Liberty Township Zoning Resolution had been reviewed and approved by the Wood County Prosecuting Attorneys Office. Mr. Steiner reported that changes included simple housekeeping items that would clarify the existing language and implement language to address wind turbines that are less than 5MW in size.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Rob Black stated that Item #13 needed to be changed from “Exotic Animals” to “Exotic/Wild Animals” since it was defined in that manner. Mr. Kohring stated that he had noted several items and submitted his changes to Mr. Steiner. Mr. Huber addressed Item #9 – Site Plan, and suggested that if a ditch is under the County Ditch Maintenance Program it should be noted on the site plan.

There being no further discussion, Mr. Kohring made a motion to approve the Liberty Township text amendments. Mr. Huber 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 by stating that the FY10 CDBG Formula Program had 13 projects submitted, with a total of \$840,109.50 worth of requests. Mr. Steiner stated that \$322,000 was available for funding in FY10, and reported that a total of \$289,800 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 FY10 Formula Program applications and briefly detailed the projects that were proposed. They were as follows:

#### **VILLAGE OF BRADNER**

Replacement of approximately 625 linear feet of existing 6” asbestos cement waterline with 8” ductile iron, 7 service lines, 1 fire hydrant, 1 valve, and relocation of an existing fire hydrant.

#### **VILLAGE OF HOYTVILLE**

Repair/replacement and installation of new handicap accessible curb ramps and sidewalks at various locations throughout the Village of Hoytville.

**VILLAGE OF JERRY CITY**

Resurfacing of approximately 265 cubic yards of asphalt pavement overlay for deteriorating Main Street in the Village of Jerry City.

**LIBERTY TOWNSHIP**

Replacement of approximately 1,300 feet of handicap accessible concrete walk and approximately seven handicap ramps.

**VILLAGE OF MILTON CENTER**

Replacement of approximately 850 linear feet of storm sewer and installation of approximately 12 catch basins.

**NORTHWESTERN WATER AND SEWER - VILLAGES OF HOYTVILLE AND BAIRDSTOWN**

Installation of 3 new fire hydrants on dead end water mains in the Village of Hoytville and replacement of 54 water services in the Village of Bairdstown.

**NORTHWESTERN WATER AND SEWER - CITY OF NORTHWOOD**

Replacement of approximately 35 sanitary sewer laterals.

**NORTHWESTERN WATER AND SEWER - VILLAGES OF STONY RIDGE AND LEMOYNE**

Construction of a water vending station to provide quality drinking water for the residents of Stony Ridge and Lemoyne.

**VILLAGE OF NORTH BALTIMORE**

Installation of 28 ADA compliant curb ramps at various locations throughout the Village of North Baltimore.

**CITY OF ROSSFORD**

Improvements to sidewalk and installation of curb ramp to ADA standards. Project will remove a current ADA barrier that services school children and the general public.

**VILLAGE OF WESTON**

Replacement of approximately 250 feet of existing 4" to 6" storm sewers with 8" storm sewers.

**VILLAGE OF WEST MILLGROVE**

Construction of a central pumping station for the Village of West Millgrove's new sanitary sewer system.

**WOOD COUNTY HEALTH DEPARTMENT**

Installation of approximately 25 sanitary sewer taps for Wood County residents who qualify as Low and Moderate Income (LMI).

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 all individuals who were present to give a brief summary of their projects.

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

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|------------------------------------|----------|
| 1. Village of West Millgrove       | \$81,360 |
| 2. Village of Milton Center        | \$63,440 |
| 3. Villages of Stony Ridge/Lemoyne | \$75,000 |
| 4. Village of North Baltimore      | \$40,000 |
| 5. Wood County Health Department   | \$30,000 |

Commission members discussed and accepted the following as alternate projects for the FY10 CDBG Formula program; 1) Village of Hoytville (\$46,000), and 2) Village of Weston (\$28,300). Ms. Schuerman 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 6, 2010 at 5:30pm. There being no further discussion, the meeting stood adjourned with a motion from Mr. Black. Mr. Perkins seconded the motion with Commission members in full support.