

Wood County Planning Commission
March 6, 2007 @ 5:30pm

The Wood County Planning Commission met in regular session on Tuesday, March 6, 2007 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 Tom Weidner. Planning Commission staff in attendance was: David Steiner, Kelly Hemminger, and Cheryl Riffner. In addition to Planning Commission members and staff, three guests were present.

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

New Business:

ACTIVITIES REPORT - February 2007

Mr. Steiner reported that the Planning Commission had provided assistance and guidance to Portage Township with possible updates for their Zoning Resolution and had also provided zoning information to Weston and Webster Townships. Mr. Steiner stated that preconstruction meetings had been conducted for the FY05 Village of Milton Center storm sewer replacement project and the FY05 Village of Pemberville ADA restroom modifications. Mr. Steiner stated that the FY05 Village of Custar bulk water station project was awarded to Marine Building Group Inc. Mr. Steiner stated that all Statements of Qualifications (SOQ's) were reviewed for the firms that were interested in drafting Wood County's 2007 CHIP application. Mr. Steiner reported that Poggemeyer Design Group was selected as the lead firm. Mr. Steiner reported that the Ohio Department of Development had monitored the Planning Commission for the FY02 Formula Program. Mr. Steiner reported that eight parcel splits and four combinations had been completed totaling approximately 135 acres. Mr. Steiner reported that five rural address locations were issued.

ZONING - TROY TOWNSHIP

Stanley W. Perry submitted a request to rezone approximately twenty (20) acres of a fifty (50) acre parcel of land in Road Tract 60 of Troy Township from an A-I Agricultural zoning classification to an I-I Light Industrial zoning classification. The applicant indicated that he would be seeking a conditional use within the I-I Light Industrial zoning classification in order to operate a fertilizer manufacturing business.

Mr. Steiner reported that the property was located on the northwest corner of State Route 20 (Fremont Pike) and Pemberville Road in Road Tract 60 of Troy Township. Mr. Steiner reported that the land in question was currently zoned A-I Agricultural and stated that lands to the north, east, and west were also zoned A-I Agricultural. Mr. Steiner reported that lands to the south were zoned C-I Commercial and P-B Planned Business district. Mr. Steiner reported that there were no identified

wetlands or floodplains on the parcel and indicated that the Wood County Land Use Plan had designated the area where the parcel was located as being in an employment opportunity corridor.

Mr. Steiner stated that land use in the area was primarily agricultural and residential. Mr. Steiner reported that a new Pemberville Road and State Route 420 Interchange had been constructed and noted that the land use in the area would most likely change. Mr. Steiner reported that utilities were not readily available to the site. Mr. Steiner stated that the area surrounding the parcel had been selected by the State of Ohio for its Job Ready Sites Program. Mr. Steiner reported that this program was an economic development oriented program designed to provide funds to public entities for the extension and/or installation of utilities such as water and sewer in order to attract industrial growth. Mr. Steiner reported that proposed end use may cause some controversy but noted that the location of the request was ideal for industrial end uses.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Huber stated that access to the parcel could be obtained from Lowry Lane. Mr. Ewald questioned if the Planning Commission members could also make a recommendation on the special use permit. Mr. Steiner stated that they would not. Ms. Schuerman questioned what type of fertilizer would be produced at the site. Mr. Terry Perry, S&L Fertilizer, stated that they would be producing a liming agent at the site.

When the item was turned over to Planning Commission members for a motion, Mr. Brown made a motion to approve the rezoning request for approximately 20 acres of land in Road Tract 60 or Troy Township from an A-1 Agricultural zoning classification to an I-1 Light Industrial zoning classification. Mr. Perkins seconded the motion. Commission members responded with a vote of eight in favor, one opposed (Ms. Schuerman), motion carried.

ZONING – TROY TOWNSHIP

Troy Township Zoning Commission submitted text amendments to the current Troy Township Zoning Resolution. The text amendments involved the addition of prohibited uses in the Township.

Mr. Steiner began his review and discussion and stated that Troy Township submitted several prohibited uses to be added to their zoning resolution. Mr. Steiner stated that items one through eight were standard prohibited uses that could be found in most zoning resolutions, but reported that item number nine of the prohibited uses, prohibition of recycling centers, could be cause for concern. Mr. Steiner reported that the Wood County Prosecutors Office suggested that Troy Township make “recycling centers” a conditional use and place strong restrictions on the use.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Ewald questioned if micro-breweries would be included under breweries. Mr. Steiner stated that they would. Mr. Kohring suggested that items I-8 should be more narrowly defined. When the item was turned over to Planning Commission members for a motion, Mr. Kohring made a motion to recommend that Troy Township approve the addition of items I-8, and suggested that items I-8 be more narrowly defined. Mr. Kohring also recommended that Troy Township consider allowing item number 9 (recycling facilities) to occur in the Township, but suggested

that the township place stringent restrictions on the use. Mr. Allion seconded the motion and Commission members responded with a vote of 6 in favor, 3 opposed, (Mr. Carter, Mr. Brown, Mr. Ewald) motion carried.

ZONING – LAKE TOWNSHIP

Campbell Ltd. submitted a request to rezone approximately 4.85 acres of land from a B-2 General Commercial District to an M-1 Light Industrial classification. The applicant indicated that they would like to rent an existing building on the property to D&D Welding and Fabrication Inc. for the expansion of their business. D&D Welding and Fabrication is currently located approximately 600 feet to the west and zoned M-1 Light Industrial.

Mrs. Hemminger stated that the property consisted of approximately 4.85 acres located in the northeast quarter of Section 11, Lake Township. Mrs. Hemminger stated that the property was located on the north side of Woodville Road, approximately ¼ mile south of Walbridge Road. Mrs. Hemminger stated that the parcel was zoned B-2 General Commercial and reported that property to the north was zoned B-1 Neighborhood Business and R-1 Residential, property to the south was zoned R-2 Residential and B-2 General Commercial, property to the east was zoned R-1 Residential, R-2 Residential, and B-1 Neighborhood Business, and property to the west was zoned R-1 Residential, R-2 Residential, and M-1 Light Industrial. Mrs. Hemminger stated that the Wood County Comprehensive Land Use Plan had designated the area as Commercial. Mrs. Hemminger reported that there were no environmental constraints and stated that utilities were available to the property.

When the item was turned over to the Planning Commission members for review and discussion, members expressed concern with the lack of conformity in the area. Mr. Brown made a motion to approve the request to rezone the 4.85 acres from B-2 General Commercial to M-1 Light Industrial. Mr. Weidner seconded the motion and Commission members responded with a vote of 6 in favor, 3 opposed (Mr. Kohring, Mr. Huber, and Mr. Ewald), motion carried.

Director's Time:

Mr. Steiner presented Planning Commission members with results of a scoring system that Mr. Kohring had developed for the annual selection of Community Development Block Grant (CDBG) projects. Mr. Steiner incorporated data from the FY06 CDBG applications. Mr. Steiner reported that the next Planning Commission meeting would be held on April 3, 2007 @ 5:30p.m. There being no further discussion, the meeting stood adjourned with a motion from Mr. Ewald. Mr. Perkins seconded the motion.