

**WOOD COUNTY PLANNING COMMISSION
AGENDA
May 7, 2013 at 5:30PM**

The Wood County Planning Commission will meet in regular session on Tuesday, May 7, 2013 at the County Office Building in Bowling Green, Ohio. The time of this meeting is 5:30pm. A suggested agenda follows:

OLD BUSINESS

NEW BUSINESS

Approval of the April 2013 Planning Commission Meeting Minutes

WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT

Staff activities for April, 2013 will be reviewed.

WEBSTER TOWNSHIP – ZONING

Gregory E. Bakies has submitted a text amendment to the current Webster Township Zoning Resolution. This is a text amendment that would allow propane distribution businesses to operate as a conditional use in Agricultural Districts in Webster Township. These businesses would consist of large holding tanks where wholesale distribution would occur. Under this proposed amendment these operations would be limited to parcels located on Route 105, Route 582 and Route 199 only, and no more than two (2) employees other than family members could be employed at the operation. Fencing and buffering would be required; the land would stay at an Agricultural zoning classification, but would require a conditional use permit to operate

CHAIRMAN'S TIME

DIRECTOR'S TIME

Presentation on floodplain management and administration

Update on CDBG application selection process for June 4, 2013 meeting

ADJOURNMENT

Please make plans to attend!

ITEM # 1 - WEBSTER TOWNSHIP – ZONING

APPLICANT(S)

Gregory Bakies

224 East Wooster St.
Bowling Green, OH 43402

PROPOSAL

Applicant has submitted a text amendment to the current Webster Township Zoning Resolution that would allow for large propane distribution tank(s) to be located in areas of the township zoned A-1 Agricultural as a conditional use. The language would limit these operations to State Routes only and would be subject to fencing and screening requirements. The property that prompted the amendment is located on State Route 105.

ATTACHMENTS

- A. Copy of text amendment

STAFF ANALYSIS

This amendment has been introduced essentially to allow a Webster Township resident to locate a large scale propane distribution tank on land they own on State Route 105.

The amendment calls for making the use a conditional one in an Agricultural District. It would require an applicant to obtain a conditional use permit, and it would not change the underlying zoning of the parcel. This eliminates the possibility of a spot zone of industrial or commercial land surrounded by lands zoned agricultural.

The amendment also requires that these facilities locate along State Routes only. This was done likely to eliminate wear and tear on Township and County roads. The amendment requires that buffering and fencing be installed around the tank(s) and that no more than two (2) employees other than family members may work at the site.

A point of clarification is that while this amendment was introduced to solve the dilemma of one township land owner, if it were to go into effect, it would apply to the entire township.

STAFF RECOMMENDATION

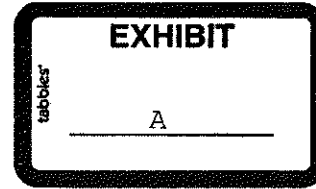
The applicant has done a good job of drafting an amendment that addresses the problem of locating a large scale propane tank(s) on Webster Township land that does not create a spot zone and gives the township greater control over the placement of a large propane tank.

Given this, it is the recommendation of the Wood County Planning Commission that the Planning Commission recommend to Webster Township that the Township approve the amendment.

Additional Language to Add to the Application to Amend or Supplement Zoning Regulation

Article XVIII. Supplemental Regulations:

Section 9. Propane Distribution Business:



A propane distribution business, as defined in Article V ____, may be permitted as a conditional use requiring Board of Zoning Appeals approval in agricultural districts and shall be subject to the following conditions:

1. Permit required.

a. No propane distribution business shall be permitted until an application for a Propane Distribution Business Conditional Use Permit is reviewed and approved by the Board of Zoning Appeals.

b. A propane distribution business shall be issued only to a resident of the premises upon which the propane distribution business is to be conducted. If the resident rents the premises, the resident shall provide evidence of written permission from the premises' owner as part of the permit application.

c. No conditional use permit shall be approved until the propane distribution business provides evidence that its storage, use and handling of propane meets the established local, state, and federal mandatory safety standards.

2. Traffic Impact.

a. A propane distribution business shall not generate traffic in greater volumes than would normally be expected for agricultural areas.

b. A propane distribution business shall have access and ingress and egress onto either State Route 199, 105, or 582.

3. Parking.

a. A propane distribution business shall provide an off-street parking area adequate to accommodate all needs created by the business in addition to the requirements for the principle use of the premises.

b. Required off-street parking to serve the propane distribution business shall not be permitted in the front yard of the dwelling, other than the driveway.

4. Workforce.

No more than two (2) persons other than members of the family residing in the dwelling unit shall be engaged in the propane distribution business.

5. Fencing/Buffer.

a. Structures associated with the propane distribution business shall be enclosed by a chain link fence and screened with living vegetative material such as evergreen trees and shrubs that result in one hundred percent (100%) opacity to a height of six (6) feet or more within one (1) year of planting so that no areas shall be visible from the state route highways and county and township roadways.