

Wood County Planning Commission
May 2, 2006

The Wood County Planning Commission met in regular session on Tuesday, May 2, 2006 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, Donna Schuerman, and Tom Weidner. Planning Commission staff in attendance was: David Steiner, Kelly Moore, and Cheryl Riffner. In addition to Planning Commission members and staff, 3 guests were present.

Chairman Weidner called the meeting to order. Upon calling the meeting to order, Mr. Kohring made a motion to approve the April 2006 Planning Commission meeting minutes. Mrs. Schuerman seconded the motion with Commission members in full support.

New Business:

REVIEW OF ACTIVITIES REPORT – APRIL 2006

Mr. Steiner reviewed the staff activities report for the month of April 2006. Mr. Steiner noted that there had been much activity during the month of April and highlighted several pertinent items that were undertaken by the Planning Commission Staff during that time. Mr. Steiner stated that a steering committee meeting was held for the update of the Wood County Comprehensive Land Use Plan and noted that Mr. Allion had attended the meeting. Mr. Steiner reported that FY06 Block Grant Application forms were mailed out and noted that the applications would be reviewed at the June 2006 Planning Commission meeting.

SUBDIVISION - PERRYSBURG TOWNSHIP

West Valley Development submitted a final plat entitled “Eckel Trace Plat Two” for final review and approval. Eckel Trace Plat Two was the second phase of the larger Eckel Trace Subdivision which was granted preliminary approval at the March 2004 Planning Commission meeting. Plat one was the first phase of development and was granted final approval at the October 2004 Planning Commission meeting.

Mr. Steiner began his review and discussion and stated that plat two contained 31 lots and covered approximately 10.5 acres. Mr. Steiner reported that the plat was located in Section 17 of Perrysburg Township, on the south side of Eckel Junction Road, approximately one half mile east of Scheider Road, and one mile north of Roachton Road. Mr. Steiner stated that the property was currently zoned R-3 Residential. Mr. Steiner reported that lands to the south and west were zoned A-1 Agricultural, lands to the east were zoned PUD-RS, and lands to the north were located in the City of Perrysburg. Mr. Steiner stated that utilities were available to the property and reported that no environmental constraints were associated with the property. Mr. Steiner stated that the Wood County Comprehensive Land Use Plan had designated the area as a residential area and an expansion area for the City of Perrysburg. Mr. Steiner reported

that plat improvements included all utilities, streets with 25' ft. of back to back paving, curbs, gutters, and 60' ft. right of way, sidewalks, street lights, and a bike path. Mr. Steiner stated that all conditional requirements were met and recommended for the Planning Commission members to approve the plat.

When the item was turned over to Planning Commission members for review and discussion, Mr. Fitzgerald moved to approve the final plat entitled "Eckel Trace Plat Two" with the following conditions: 1) title blocks on the signature page of the plat be corrected for the Wood County Engineers Office and the Northwestern Water and Sewer District, and 2) a temporary turn-around be placed at the end of Sun Place Drive. The turn-around would need to be depicted on the plat, and would need to be constructed by the developer. Mr. Perkins seconded the motion and Planning Commission members responded in full support.

ZONING – TROY TOWNSHIP

Troy Township Trustees submitted an amendment to the current Troy Township Zoning Resolution for Planning Commission review and approval. The proposed amendment added changes to the current accessory building section of their resolution.

Mr. Steiner began his review and discussion and stated that the Troy Township Trustees had submitted amendments that would allow the construction of an accessory building before the main dwelling was built on a property, prohibited any human occupancy of the accessory building, and required detailed information to be provided to the Troy Township Zoning Inspector if the accessory building was to be used for purely agricultural purposes. Mr. Steiner reported the changes were suggested by the Wood County Prosecutors Office and reported that the changes would likely reduce the instance of a non-permitted use taking place with an accessory building.

When the item was turned over to Planning Commission members for review and discussion, Mr. Huber questioned if the zoning inspector would have the right to inspect any agricultural use accessory building. Mr. Steiner stated an accessory use application would need to be specific as to what type of agriculture the building would be used for. Mr. Kohring questioned what would happen if an applicant didn't build a house within the two years after the accessory building was constructed. Mr. Steiner stated they could be fined or penalized. Mr. Kohring stated the two year time constraint would create a large increase on the Zoning Inspectors duties. Mr. Kohring moved to approve the proposed amendment to the Troy Township Zoning Resolution that allowed the construction of an accessory building before the main dwelling was built on the property. Mr. Kohring made a suggestion that the Troy Township Zoning Commission look carefully at the potential increase in the Zoning Inspector's duties if these changes were to be enforced. Mr. Carter 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 June 6th at 7:00p.m. Mr. Steiner stated that the next steering committee meeting for

the update of the Wood County Comprehensive Land Use Plan would be held on May 24th at 5:00p.m.

Mr. Steiner stated that Mr. Ewald was not able to attend the meeting but had called the office regarding the time allotment between a preliminary plat approval and a final plat approval. Mr. Steiner reported that he followed the procedure that Mr. Meismer, his predecessor, followed. Mr. Steiner reported the process allowed the applicant to submit a preliminary plat for approval and complete each final plat approval in phases (ex: Plat one, Plat two, etc.). Mr. Steiner reported that the Wood County Subdivision Regulations allowed a preliminary plat approval to be good for one year. Mr. Kohring felt if the final plat approvals followed the preliminary plat in a timely fashion then there was not a need for a second preliminary plat approval. Mr. Kohring explained that if an approved preliminary plat had no progress within one year after approval, then the preliminary plat must be re-approved or revert back to the original zoning classification. Commission members agreed to look at this matter at a later date and suggested that a legal opinion on this matter be requested from the Prosecutors Office.

Miss Moore reported that the Planning Commission staff had worked on building a Wood County Planning Commission website. Ms. Moore reported that a new logo was also being designed and showed the Planning Commission member's examples of the website and logo designs.

There being no further business, the meeting stood adjourned with a motion from Mr. Fitzgerald. Mr. Brown seconded the motion with Commission members in full support.