

Wood County Planning Commission
May 6, 2008 @ 5:30pm

The Wood County Planning Commission met in regular session on Tuesday, May 6, 2008 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Tony Allion, John Brossia, Tim Brown, Jim Carter, Chris Ewald, Patrick Fitzgerald, Raymond Huber, Richard Kohring, Alvie Perkins, Donna Schuerman, and Leslee Thompson. Planning Commission staff in attendance was: David Steiner, Kelly Hemminger, and Cheryl Riffner. In addition to Planning Commission members and staff, 10 guests were present.

Chairman Fitzgerald called the meeting to order. Upon calling the meeting to order, Mr. Brown made a motion to approve the April 1, 2008 Planning Commission meeting minutes. Mr. Perkins seconded the motion and Commission members responded in full support.

New Business:

ACTIVITIES REPORT *(April 2008)*

Mr. Steiner reported that a meeting was held with Green by Design to discuss changes to the sample Residential Wind Turbine Zoning language and noted the Residential Wind Turbine Zoning language had been revised. Mr. Steiner reported that zoning amendments had been reviewed for Jackson, Webster, Weston, Middleton, and Troy Townships. Mr. Steiner stated that the Village of North Baltimore – Cherry Street project was bid out and reported that the project was awarded to Anderzak Pitzen Construction for \$564,496. Mr. Steiner reported that application materials had been prepared and mailed to all governmental and community action organizations for the FY08 Community Development Block Grant program. Mr. Steiner reported that Requests for Release of Funds had been submitted to the Ohio Department of Development for FY07 CDBG projects including the Village of Risingsun, Village of Hoytville, Wood County Health Department, and Northwestern Water and Sewer District. Mr. Steiner reported that a meeting had been coordinated with the Ohio Department of Natural Resources to discuss Wood County's flood map modernization process. Mr. Steiner reported that 18 parcel splits and one parcel combination were completed, which totaled approximately 225 acres of land, and stated that 4 rural address locations were completed.

ZONING – MIDDLETON TOWNSHIP

The Middleton Township Trustees and Zoning Commission submitted completely revised Planned Unit Development (PUD) language for Planning Commission review and approval. The new language addressed not only residential PUD developments, but also commercial, industrial, and mixed use PUD developments.

Mr. Steiner began his review and discussion and stated that the Middleton Township Zoning Commission had worked with a consultant for approximately one year to update the PUD portion of their zoning resolution. Mr. Steiner stated that the first version was submitted at the July 2006 Planning Commission meeting for review. Mr. Steiner reported that the Planning Commission found numerous errors with that

version and recommended that Middleton Township deny the amendments. Middleton Township chose to review the PUD language, and submitted a new current draft to be reviewed. Mr. Steiner reported the current version was easier to read and interpret, and was also more comprehensive. Mr. Steiner reported there was an expanded open space section, detailed development standards, density and setback provisions, a design and site plan review process, and clear and concise administrative language that addressed items and issues such as posting of financial guarantees and penalty provisions. Mr. Steiner stated that his only concern was that the State Route 25/582 Overlay District was not included within these regulations.

When the item was turned over to Planning Commission members for review and discussion, Mr. Cater applauded Middleton Township for their efforts and moved to recommend approval of the new PUD language to Middleton Township, with the recommendation that the State Route 25/582 Overlay District is included in the regulations. Mrs. Schuerman seconded the motion. Mr. Huber questioned what design standards were implemented with the design of a PUD development. Mr. Steiner reported that they would be responsible for meeting Wood County's Subdivision Regulations. Planning Commission members responded to the motion in full support.

ZONING – JACKSON TOWNSHIP

The Jackson Township Trustees and Zoning Commission submitted a zoning resolution and corresponding map for Planning Commission review and approval. Jackson Township is currently unzoned and it is the intent of the Jackson Township Trustees to place the issue of zoning on the ballot for the November 2008 General Election.

Mr. Steiner began his review and discussion and stated that Jackson Township was one of two townships in Wood County that was completely unzoned. Mr. Steiner reported that in 2003 the issue of zoning was brought before the residents of Jackson Township and was denied. Mr. Steiner stated that interest in having the township zoned has been renewed with the advent of the new CSX inter-modal facility being partially located in Jackson Township. Mr. Steiner stated that the proposed Jackson Township zoning resolution was relatively simple, however given the rural character and nature of the township, it would be sufficient. Mr. Steiner stated that Jackson Township was primarily agricultural with a small number of commercial businesses located throughout the township. Mr. Steiner reported that Jackson Township, in cooperation with the Wood County Engineers Office, had drafted a zoning map that was part of the zoning resolution.

When the item was turned over to Planning Commission members for review and discussion, Mr. Fitzgerald questioned how close the vote was in 2003. Mr. Steiner stated that it was close but he didn't know specific numbers. Mr. Ewald stated that Jackson Township had specifically excluded several businesses, such as breweries and chemical plants. Mr. Ewald stated he felt that Jackson Township should specifically define each of these items so that they didn't prohibit more than they desired.

When the item was turned over to Planning Commission members for a motion, Mr. Brown moved to recommend to Jackson Township that they move forward to adopt the zoning resolution and the corresponding zoning map, with the recommendation that

they included specific definitions on prohibited uses within Jackson Township. Mrs. Thompson seconded the motion and Planning Commission members responded in full support.

ZONING – TROY TOWNSHIP

The Troy Township Trustees and Zoning Commission submitted a newly revised zoning resolution for Planning Commission review and approval. The new resolution was intended to replace the current Troy Township Zoning Resolution. Changes included the addition of a land use matrix, new language on structures, farm recreation enterprises, and expanded site plan review requirements.

Mr. Steiner began his review and discussion and stated that Troy Township had adopted a new Zoning Resolution in early 2001. Mr. Steiner reported that Troy Township had made minor changes to the text as unanticipated issues arose. Mr. Steiner reported additions to the Troy Township Zoning Resolution included the addition of a land use matrix, new language on structures, farm recreation enterprises, and expanded site plan review requirements. Mr. Steiner reported that the zoning resolution was very comprehensive and well written, but did contain some specific typographical errors.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Brossia questioned if Troy Township had incorporated Wind Turbine Language into their zoning resolution. Mr. Steiner stated that they had not. Mr. Brossia suggested that Troy Township consider incorporating language on wind turbines. Mr. Ewald suggested that Troy Township revisit areas in the document which referenced wheel stops (pg. 53), glare and heat (pg. 18), and telecommunications (pg. 19). Mr. Brown encouraged Troy Township to consider the addition of requiring shade trees in parking lots. Mr. Brown stated that Wood County has encouraged townships to incorporate this into their zoning resolutions to support the Federal Clean Air Act. Mr. Huber questioned if a professional would sign off on site plan reviews. Mr. Steiner reported that he would suggest that to Troy Township in his correspondence.

When the item was turned over to Planning Commission members for a motion, Mr. Brown made a motion to recommend approval to Troy Township, and added that the previously discussed areas of concern be noted conveyed to Troy Township. Mr. Perkins seconded the motion and Commission members responded in full support.

ZONING – WEBSTER TOWNSHIP

The Webster Township Trustees and Zoning Commission submitted a series of additions and revisions to the current Webster Township Zoning Resolution. Changes included the addition of adult entertainment language and provisions, expansion of the current “in the home business” section, and adjustments of the minimum parcel size from two and a half acres to three acres.

Mr. Steiner reported that Webster Township had been in the process of updating their zoning resolution for approximately two years. Mr. Steiner reported that assistance had been provided to Webster Township by both the Wood County Planning Commission and the Wood County Prosecutors Office. Mr. Steiner reported that the update consisted of changes to the minimal parcel size requirements, expanded “in the home

business” section, and the inclusion of adult entertainment language. Mr. Steiner reported several areas which needed to be discussed that included non traditional accessory buildings, transmitting towers, organization of amendments, and residential wind turbine language. Mr. Steiner suggested that Webster Township should not permit non traditional accessory buildings in any district, suggested that they should define transmitting towers, and also recommended that they prepare a fully assembled final document.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Perkins made a motion to approve the Webster Township Zoning Resolution. Mr. Kohring questioned if Webster Township needed to submit a fully assembled final document for approval by the Planning Commission. Mr. Steiner stated that he would inform Webster Township that the Planning Commission would like to see a fully assembled document. Mr. Kohring seconded the motion with Planning Commission members in full support.

ZONING – LAKE TOWNSHIP

John G. Mather submitted a request to rezone approximately 5 acres of land in Section 12 of Lake Township from a B-1 Neighborhood Business District to a B-2 General Commercial District. The purpose of the request as stated on the application is that the applicant wished to better utilize the existing buildings which are located on the property, and he felt this could be accomplished with a B-2 General Commercial zoning classification.

Mrs. Hemminger began her review and discussion and stated that the property was located in the northwest quarter of Section 12, Lake Township, on the south side of Walbridge Road. Mrs. Hemminger reported that State Route 579 was located to the north, Ayers Road to the south, Millbury Road to the east, and Woodville Road to the west. Mrs. Hemminger stated that the property in question was zoned B-1 Neighborhood Business and reported that lands surrounding the property were zoned primarily R-1 Suburban Residential. Mrs. Hemminger stated that the property was designated as prime farmland/rural countryside by the Wood County Comprehensive Land Use Plan and reported that public water was readily available to the property and sanitary sewers could possibly be extended, at the owner’s expense, through a forced main from the Village of Millbury. Mrs. Hemminger stated that no environmental constraints were associated with the property such as floodplains or wetlands.

When the item was turned over to Planning Commission members for review and discussion, Mr. Carter questioned what the recommendation of the Planning Commission staff was. Mrs. Hemminger stated that the Planning Commission staff had recommended denial of the request. Mrs. Hemminger stated that the property was already considered a “spot zone” and reported that the applicant was requesting to rezone the property to a more intense “spot zone”. Mr. Huber questioned how the property became a commercial zone. Mrs. Hemminger stated that the use had been permitted for some time. Mr. Kohring questioned if the existing buildings on the property were being used. The applicant stated that some of the existing buildings were being used but not all of them. The applicant stated that they hoped to use the property as an auction house. Commission members expressed concern with the more

intense commercial zoning classification and suggested that the Lake Township find a way to allow the intended use within the existing B-1 Neighborhood Business District.

When the item was turned over to Planning Commission members for a motion, Mr. Ewald moved to deny the request to rezone approximately 5 acres of land in Section 12 of Lake Township from B-1 Neighborhood Business to B-2 General Commercial, with the recommendation that Lake Township work with the applicant to allow the intended use under the existing B-1 Neighborhood Business zoning classification. Mr. Kohring seconded the motion with Planning Commission members responding in full support.

Director's Time:

Mr. Steiner reported that the next Planning Commission meeting would be held on June 3, 2008 at 5:30p.m. Mr. Steiner reminded Commission members that the June Planning Commission meeting would include the selection of Community Development Block Grant (CDBG) projects.

Mr. Steiner reported that he had met with Green by Design to review the Wind Turbine Regulations. Mr. Steiner reported that the new Residential Wind Turbine language had been drafted. Mr. Steiner questioned if the Commission members felt this language should be forwarded to the individual townships. Commission members discussed the Wind Turbine Regulations and decided that they should be forwarded to the individual townships for consideration.

There being no further discussion, the meeting stood adjourned with a motion from Mr. Ewald. Mr. Kohring seconded the motion with Commission members responding in full support.