

Wood County Planning Commission
May 4, 2010 @ 5:30pm

The Wood County Planning Commission met in regular session on Tuesday, May 4, 2010 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Rob Black, Tim Brown, Patrick Fitzgerald, Raymond Huber, Richard Kohring, and Leslee Thompson. Planning Commission staff in attendance was: David Steiner, Kelly Hemminger, and Katie Baltz. 10 guests were present at the meeting.

New Business:

Mr. Steiner introduced Mr. Rob Black to Commission members. Mr. Steiner reported that Mr. Black had been appointed by the Wood County Commissioners to fill the vacancy of Mr. Chris Ewald. Mr. Black reported that he has been on the Perrysburg Township Zoning Commission since 1993.

Mr. Fitzgerald made a motion to approve the February 2010 Planning Commission meeting minutes. Mrs. Thompson seconded the motion with commission members responding in full support (Mr. Black abstained).

ACTIVITIES REPORT *(February 2010 - April 2009)*

Mr. Steiner reported that language was drafted to zone for wind turbine farms and reported that it was being reviewed by the Wood County Prosecutors Office. Mr. Steiner stated a meeting was conducted with officials representing the CSX Inter-modal Facility in Henry Township and information was provided regarding future land use in the surrounding areas. Mr. Steiner stated that the FY07 CDBG program had been closed out, the FY08 CDBG projects were completed and awaiting a final report from State, the FY09 CDBG Environmental Reviews were completed, and that the FY10 CDBG program would receive \$322,000 from the State of Ohio. Mr. Steiner stated that contracts were awarded for the demolition of six condemned homes in Wood County under the Neighborhood Stabilization Program (NSP). Mr. Steiner reported that no issues of non-compliance were found at the annual Tax Incentive Review Council (TIRC) meeting. Mr. Steiner stated that data was provided to FEMA to challenge classifications of certain floodplain areas under the newly updated flood maps. Mr. Steiner concluded his report by noting that 22 parcel splits and 5 parcel combinations were completed, and 11 rural address locations were issued. Mr. Fitzgerald questioned why more monies had been allocated to the Community Development Block Grant program. Mr. Steiner stated that he believed it had to do with the Federal Stimulus Program.

ZONING – MIDDLETON TOWNSHIP

An application was submitted by Louisville Title Agency and Feller, Finch & Associates to rezone approximately 62 acres of land in the Southeast quarter of Section 23 of Middleton Township. The applicant wished to rezone the property from an A-1 Agricultural zoning classification to an R-3 Residential zoning classification in order to construct a single family residential subdivision on the property.

Mr. Steiner began his review and stated that the property was located on the east side of Hull Prairie Road, approximately 620 feet north of Five Point Road and approximately $\frac{3}{4}$ mile south of Roachton Road. Mr. Steiner reported that the Hull Prairie Meadows and Saddlebrook subdivisions were located to the west. Mr. Steiner reported that the property was currently zoned A-1 Agricultural and reported that lands to the south, east and north were also zoned A-1 Agricultural. Mr. Steiner stated that lands to the west were zoned R-3 Residential and R-3 Planned Unit Development (PUD). Mr. Steiner reported that land use in the area was primarily residential and reported that the Wood County Land Use Plan had designated the area as an "Urban/Small Town Expansion Area". Mr. Steiner reported that no environmental constraints were present and noted that public water was available from the Northwestern Water and Sewer District and sanitary sewer was available from the City of Perrysburg. Mr. Steiner distributed a letter that was received from The City of Perrysburg regarding utilities.

When the item was turned over to the Planning Commission members for review and comment, Mr. Black questioned if TMACOG had rearranged the sewer lines in recent years. Mr. Mike Stoll, Northwestern Water and Sewer District, stated that TMACOG only made recommendation to the Environmental Protection Agency. Mr. Black questioned if the property had previously been in the Lucas County district. Mr. Stoll reported that the property had not, but some property in that area had their sewage directed to Lucas County for treatment. Mr. Stoll reported that that the property was slated to have City of Bowling Green water and City of Perrysburg sewer. Mr. Steiner reported that if the property was developed, ingress/egress would need to be lined up with the existing residential developments to eliminate traffic problems. Mr. Huber questioned if the developer was aware that Wood County had taken more right of way along Hull Prairie Road. Mr. Don Feller, Feller Finch, & Associates, stated that they were.

Mr. Feller stated that the proposed single-family development would be similar in density to the surrounding residential developments. Mr. Feller reported that plans for the development had not been finalized but indicated that there would be just over 2 lots per acre with 20% open space.

Mr. Fitzgerald questioned how much traffic currently traveled along Hull Prairie Road and how much would be added. Mr. Feller stated that a traffic study had not been completed, but estimated approximately 1,200 trips per day currently. Mr. Feller stated that the majority of traffic would travel north along Hull Prairie Road. Mr. Black questioned why a previously approved development had not been developed. Mr. Feller stated that he was not the engineer for the previous development. Ms. Penny Getz, Middleton Township Trustee, indicated that the Wood County Planning Commission had recommended approval of the previous development but it was rejected at Middleton Township due to road conditions and concerns about emergency response. Ms. Getz reported that she was not opposed to the development at this time.

Mr. Huber questioned if a dual sanitary sewer system would be in this area. Mr. Stoll stated that the sanitary sewer may need to be directed to two separate treatment plants, and reported that the capacity of the sewer system on the west side of the road was designed to accommodate only the existing development. Mr. Huber stated that he did

not like the redundancy of utilities as a result of abutting district boundaries. Mr. Stoll stated that district boundaries had been redesigned to include 400 feet on either side of the road and natural boundaries, such as rivers and railroads.

Mr. Fitzgerald questioned what school district the subdivision would be part of. Mr. Steiner stated that it would be Perrysburg School District. Mr. Huber questioned if the property could be annexed to the City of Perrysburg. Mr. Steiner stated that it could not be annexed since it was not contiguous with the City of Perrysburg.

When the item was turned over to Commission members for a motion, Mr. Fitzgerald made a motion to recommend that Middleton Township approve the request to rezone approximately 62 acres of land in Section 23 of Middleton Township from an A-1 Agricultural zoning classification to an R-3 Residential zoning classification. Mr. Black seconded the motion and Commission members responded in full support.

ZONING – GRAND RAPIDS TOWNSHIP

A revised zoning resolution was submitted by the Grand Rapids Township Trustees to include changes to lot size requirements, adult entertainment, wind and solar panel placement, transportation for hire businesses, and shooting ranges. The newly drafted resolution replaces the current resolution, which was drafted in the early 1990's.

Mr. Steiner began his review and stated that the character of Grand Rapids Township hadn't changed much since the current zoning resolution was adopted, however there had been enough changes in zoning laws and land use issues that a new resolution was warranted. Mr. Steiner reported that changes occurred relating to lot size minimums, specifically the lot size increased from one acre with 150 feet of frontage to two acres with 200 feet of frontage. Mr. Steiner reported that the Township had incorporated language for the regulation of adult entertainment facilities, wind turbines and solar panel placement, transportation for hire, and shooting ranges.

Mr. Steiner stated that errors within the new resolution were minimal. One major error was that while provisions for adult entertainment were included, there was no district designated for them in the resolution. Mr. Steiner suggested that the township should include them as a conditional use in an industrial district. Mr. Steiner added that other errors found were grammatical and/or typographical errors that would need edited.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Kohring questioned if churches, schools and colleges should be included as accessory and conditional uses under an R-1 Residential zoning classification. Mr. Steiner stated that the uses had always been included within the Grand Rapids Zoning Resolution, and stated that he would make suggestions to the Township. Mr. Kohring questioned if under Industrial Requirements (page 25), the plans actually needed to be reviewed by the Ohio Department of Industrial Relations, and suggested to include the language "or an approved agency". Mr. Steiner stated that he would suggest the language to the Township.

When the item was turned over to Commission members for a motion, Mr. Fitzgerald made a motion to recommend approval with Mr. Steiner's suggestions to Grand Rapids

Township. Mrs. Thompson seconded the motion with Commission members responding in full support.

ZONING TRAINING

Ms. Linda Holmes from the Wood County Prosecutors Office conducted a refresher course on zoning to the Wood County Planning Commission members.

Director's Time:

Mr. Steiner informed Planning Commission members that the next Planning Commission meeting would be held on June 1, 2010 at 5:30pm. Mr. Steiner informed members that selections will be made at that meeting for the FY10 Community Development Block Grant projects.

There being no further business, the meeting stood adjourned with a motion from Mrs. Thompson. Mr. Fitzgerald seconded the motion and commission members responded in full support.