

**Wood County Planning Commission**  
**May 1, 2012 @ 5:30pm**

The Wood County Planning Commission met in regular session on Tuesday, May 1, 2012 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, Rob Black, Tim Brown, John Brossia, Jim Carter, Raymond Huber, Joel Kuhlman, Donna Schuerman, and Leslee Thompson. Planning Commission staff in attendance was: David Steiner, Kelly Hemminger and Katie Baltz. 5 guests were present at the meeting.

Chairman Thompson called the meeting to order. Upon calling the meeting to order, Mr. Carter made a motion to approve the March 2012 Planning Commission meeting minutes. Mr. Black seconded the motion and Commission members responded in full support.

**ACTIVITIES REPORT – MARCH AND APRIL 2012**

Mr. Steiner reported that work continued with Poggemeyer Design Group on the Wood County Subdivision Rules and regulations. Mr. Steiner reported that several meetings were attended including an informational meeting pertaining to gas and oil well drilling and a training session for the FY12 Community Development Block Grant (CDBG) application. Mr. Steiner stated that GIS software had been purchased and reported that Mrs. Hemminger had completed a web course entitled “Getting Started with GIS” and would be working to maintain the digital township zoning maps. Mr. Steiner reported that Wood County had been allotted \$258,000 for the FY12 CDBG program and reported that applications were distributed to villages and townships. Mr. Steiner stated application was made to the Ohio Department of Development for the FY12 Community Housing Improvement Program (CHIP). Mr. Steiner reported that the annual Tax Incentive Review Council (TIRC) meeting was conducted and noted that most of the active agreements had been reported to council. Mr. Steiner stated several status reports had been completed for the FY10 CDBG and CHIP programs and reported Mrs. Baltz had completed a Comprehensive Position Questionnaire for the Administrative Assistant position. Ms. Schuerman questioned when the CDBG projects would be selected. Mr. Steiner reported CDBG projects would be selected at the June 2012 Planning Commission meeting. Mr. Steiner reported the FY12 CDBG application was due to the State on June 22, 2012 and noted the biggest change was that 4 projects could be selected rather than 6 projects.

**WEBSTER TOWNSHIP - ZONING**

Webster Township submitted two text amendments to the current Webster Township Zoning Resolution. The first amendment was to adopt the sample language for wind turbines and small wind farms that had been drafted by the Wood County Planning Commission. Webster Township elected to make wind turbines and small wind farms fewer than five (5) megawatts in size a conditional use in Webster Township. In addition to the wind turbine language, Webster township had drafted new language requiring a dwelling permit to be issued before a pond permit will be issued by the township zoning inspector.

Mr. Steiner began his review and discussion and stated that Webster Township had submitted the second generation wind turbine language for review by the Planning

Commission. Mr. Steiner reported that the language had been approved by the Wood County Prosecutors Office but noted it was not the most recently drafted language. Mr. Steiner stated that he forwarded the revised language to Webster Township for their review. Mr. Steiner recommended that Planning Commission members approve the amendments and suggested that they make a recommendation to the township that they consider using the newest version of the wind turbine language and that the final amendments be organized into the current zoning text.

When the item was turned over to the Planning Commission members for review and discussion, Mrs. Thompson questioned if the township had indicated why they chose to adopt the older wind turbine language. Mr. Steiner reported that they did not indicate a specific reason. Mr. Brossia questioned if the township could require a residence to be built before a pond. Mr. Steiner reported that some townships require a residence to be constructed before an accessory building and noted that a variance could be requested from the regulation. Mr. Brossia questioned if the township had problems which prompted the regulation. Mr. Steiner reported that he was unaware and reported that Webster Township was one of the more restrictive townships in terms of lot frontage and lot area.

When the item was turned over to the Planning Commission for a motion, Mr. Black made a motion to recommend to Webster Township that they approve the proposed amendments with recommendation that they adopt the most recent wind turbine language. Mr. Brown seconded the motion and commission members responded in full support.

#### **PERRYSBURG TOWNSHIP – SUBDIVISION**

GBC Design Inc. submitted a final road right of way dedication plat entitled “Road Dedication Plat of Market Center Drive” for final review and approval. The plat is a roadway dedication plat that has been submitted for the purpose of establishing a dedicated road right of way for a portion for Market Center Drive.

Mr. Steiner began his review and discussion of the item and reported that the property was located within the Market Center Plat located in Road Tract 2 of Perrysburg Township, more specifically within the existing Kohl’s parking lot. Mr. Steiner reported the roadway dedication plat was being proposed for a new Chick-fil-A restaurant that was slated to be developed. Mr. Steiner reported Market Center Drive was currently private and noted that Perrysburg Township would like it to be a dedicated public right of way. Mr. Steiner reported the property was zoned C-2 Community Commercial and stated that lands to the east, west, and south were zoned C-2 Community Commercial, while lands to the north were located within the City of Rossford. Mr. Steiner reported that the Wood County Comprehensive Land Use plan designated the property as a Commercial Center and noted that land use in the surrounding area was commercial. Mr. Steiner reported that several waivers had been requested from the Wood County Subdivision Rules and Regulations which included; 1) Reduce the right-of-way width for a commercial road from 80 feet to 60 feet, 2) Reduce the required sidewalk from both sides of the street to one (1) side of the street, 3) Sidewalk location waiver to allow sidewalk to be located adjacent to the street curb instead of adjacent to the right-of-way line, 4) Curb and gutter waiver to allow a

straight 6" x 18" O.D.O.T. Type 6 concrete curb in lieu of the requested concrete curb and gutter, and 5) Pavement section width waiver from 31 feet from back-of-curb to back-of-curb to 29 feet. Mr. Steiner reported several concerns had been risen regarding the reduced right-of-way and reduced pavement width. Mr. Steiner noted that all waivers had been endorsed by Perrysburg Township and their engineer and noted that several pieces of correspondence had been attached with the agenda mailings. Mr. Steiner reported that several typographical errors were corrected on the plat.

When the item was turned over to Planning Commission members for review and discussion, Mr. Huber reported that he was concerned with setting precedence by allowing the reduction of right-of-way from 80 feet to 60 feet and stated that he would like a 6 foot sidewalk adjacent to the right-of-way opposed to a 4 foot sidewalk. Mr. Brown questioned the rationale behind the reduction of the right-of-way. Mr. Gary R. Rouse, GBC Design, Inc. reported that he had no issues regarding the installation of a 6 foot sidewalk and stated that the dedication of the roadway had been requested by Perrysburg Township. Mr. Hrosko, Perrysburg Township Administrator, reported that the Perrysburg Township Trustees would eventually like to connect Market Center Drive into Miller Drive in order to eliminate the Oakmead Drive access onto State Route 20 (Fremont Pike). Mr. Hrosko reported that many accidents happen at the intersection of Oakmead Drive and State Route 20. Mr. Brown questioned if the Trustees had any concerns with the reduced right-of-way. Mr. Hrosko reported that the existing easement was 60 feet and they had no concerns with it remaining 60 feet. Mr. Brown questioned if Kohl's could refuse to dedicate more right-of-way. Mr. Rouse reported that they could and it would probably prevent the project from moving forward due to the reduction in parking. Mr. Rouse reported that sanitary sewer and water were available along State Route 20 and Simmons Road and reported that it could potentially be located along Market Center Drive once it became a publicly dedicated right-of-way. Mr. Rouse reported that the only utility located within the Market Center Drive right-of-way would be storm sewers, which would be directed to the existing detention pond located behind Kohl's. Mr. Mike Stoll, Northwestern Water and Sewer District, questioned if Simmons Road was a publicly dedicated right-of-way. Mr. Rouse stated that Simmons Road was a dedicated 80 foot right-of-way. Mr. Huber indicated that his concerns with the plat were not technical rather that they were not in conformance with the Wood County Subdivision Rules and Regulations.

When the item was turned over to Planning Commission members for a motion, Mr. Brown made a motion to approve the proposed plat entitled "Road Dedication Plat of Market Center Drive". Ms. Schuerman seconded the motion and Commission members responded with a vote of 6 in favor, 1 opposed (Mr. Huber with respect to right-of-way), 1 abstention (Mr. Black) motion carried.

### **DIRECTORS TIME**

Mr. Steiner provided Commission members with a brief summary regarding the update of the Wood County Subdivision Rules and Regulations. Planning Commission members decided that they would like to review individual chapters of the Subdivision Regulations as they are completed. Mr. Steiner also informed Planning Commission members that the

Planning Commission staff would be working with the Wood County Engineer and Wood County Auditor to update the Wood County Land Transfer Policy.

Mr. Steiner stated the next Planning Commission meeting was scheduled for June 5, 2012 at 5:30pm. Mr. Steiner stated FY12 Community Development Block Grant projects would be selected at the June meeting.

There being no further discussion, Mr. Black made a motion to adjourn the May 1, 2012 Planning Commission meeting. Mr. Huber seconded the motion and Planning Commission members responded in full support.