

**Wood County Planning Commission
November 7, 2006**

The Wood County Planning Commission met in regular session on Tuesday, November 7, 2006 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, Jim Carter, Chris Ewald, Patrick Fitzgerald, Ray Huber, Richard Kohring, Alvie Perkins, Donna Schuerman, and Tom Weidner. Planning Commission staff in attendance was: David Steiner and Cheryl Riffner. In addition to Planning Commission members and staff, 6 guests were present.

Chairman Weidner called the meeting to order. Upon calling the meeting to order, Mr. Perkins made a motion to approve the October 2006 Planning Commission meeting minutes. Mr. Carter seconded the motion with Commission members in full support.

New Business:

REVIEW OF ACTIVITIES REPORT – OCTOBER 2006

Mr. Steiner reported that Plain, Perry, and Webster Townships had continued to receive assistance from the Planning Commission staff and reported that Middleton Township received assistance with a revised version of the Route 25 Overlay Zone. Mr. Steiner stated that the FY05 Village of Pemberville Formula project was bid and reported that the FY05 Village of Custar Formula project was prepared to bid. Mr. Steiner noted that the FY05 Village of Jerry City and Village of Haskins Formula projects had commenced. Mr. Steiner reported that several meetings had been attended including the Portage River Basin Council, a seminar on Conservation Easements sponsored by the Black Swamp Conservancy, and the Annual Farmland Preservation Summit at the Ohio Department of Agriculture. Mr. Steiner stated that the Planning Commission staff had received training to maintain the Wood County Planning Commissions website. Mr. Steiner concluded his report by stating that nine parcel splits transactions and five combinations were completed and reported that 10 rural addresses had been issued.

ZONING - LIBERTY TOWNSHIP

The Liberty Township Trustees had submitted an application to rezone a total of 14 parcels of land totaling approximately 50 acres of land in the east half of Section 23 of Liberty Township from an A-1 Agricultural Zoning Classification to an R-1 Residential Zoning Classification. The purpose of the request was that the Liberty Township Trustees felt that all of the properties affected by this change were no longer being used in an agricultural manner, but rather as single family residences.

Mr. Steiner began his review and discussion by stating the location of the properties to be rezoned. Mr. Steiner reported that the property was located on the west side of Rudolph Road. Mr. Steiner reported that the properties were zoned A-1 Agricultural and reported that lands to the north and east were zoned R-1 Residential and that lands to the south and west were zoned A-1 Agricultural. Mr. Steiner reported that land use in the area was primarily medium to light density residential, with the medium

density occurring closer to the unincorporated Village of Rudolph. Mr. Steiner reported that the Wood County Park District's bike trail bordered the properties to the west. Mr. Steiner stated that the Wood County Comprehensive Land Use Plan had designated the area as an agricultural area and a conservation area along the bike trail. Mr. Steiner reported that no wetlands had been identified on the property but stated that some of the parcels were affected by floodplain areas. Mr. Steiner stated that public water and sanitary sewer were available to the parcels. Mr. Steiner stated that under the Ohio Revised Code, zoning map changes may be enacted by a private landowner or the Township Trustees. Mr. Steiner noted that a typical rezoning is enacted by a landowner.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Huber questioned if illegal lots would be formed by the change. Mr. Steiner stated that it would not. Mr. Earl Colbry, resident, stated that he had horses at his residence and questioned if he would be affected by the change to residential zoning. Mr. Steiner stated that he would need a variance to have the horses. Mr. Colbry questioned if his property would be grandfathered in. Mr. Steiner stated that it would be up to the township. Mr. Ewald stated that they would be creating non-conforming uses if the zoning was changed to R-1 Residential and made a motion to deny the request to rezone the 14 parcels (approximately 50 acres) from A-1 Agricultural to R-1 Residential. Mr. Kohring seconded the motion and Commission members responded with a vote of 7 in favor and one opposed (Mr. Fitzgerald), motion carried.

ZONING – TROY TOWNSHIP

JDS Land, LLC submitted a request to rezone approximately 15 acres of land from an A-1 Agricultural zoning classification to a C-2 Community Retail District. The applicant had indicated that they would like to use the property for a light truck maintenance repair facility.

Mr. Steiner began his review and discussion and stated that the property was located in the northeast quarter of Section 3, Troy Township, on the south side of State Route 163. Mr. Steiner stated that the property was located approximately 1,000 feet east of the State Route 420 and State Route 163 (Genoa Road) intersection. Mr. Steiner stated that Pemberville Road was located approximately ¼ mile to the east of the property and reported that the T-5 exchange of the Ohio Turnpike was located approximately one mile to the north. Mr. Steiner reported that the property was zoned A-1 Agricultural and reported that lands to the north in Lake Township were zoned A-1 Agricultural and B-3 Highway Business, lands to the east and south were zoned A-1 Agricultural, and lands to the west were zoned C-1 Neighborhood Commercial. Mr. Steiner reported that the Wood County Comprehensive Land Use Plan had designated the area as an employment opportunity corridor and residential area. Mr. Steiner reported that no environmental constraints were associated with the property and stated that sanitary sewer was available to the property but public water was not readily available.

When the item was turned over to the Planning Commission members for review and discussion Mr. Kohring questioned the difference between C-1 and C-2 Commercial. Mr. Steiner reported the uses which were allowed in each district. Mr. Kohring stated that the existing uses in the surrounding area should be C-2 Commercial rather than C-1 Commercial. Mr. Steiner agreed and stated that they probably rezoned them to C-1 when

the Troy Township Zoning Resolution was updated. Mr. Fitzgerald questioned if Mr. Steiner recommended approval of the rezoning request. Mr. Steiner stated that he did recommend approval of the request. Mr. Fitzgerald moved to rezone the 15 acres of land from an A-1 Agricultural zoning classification to a C-2 Community Retail District. Ms. Schuerman seconded the motion with Commission members in full support.

ZONING – CENTER TOWNSHIP

The Center Township Trustees submitted a series of new and revised definitions, as well as updated portions to the operational section of the current Center Township Zoning Resolution. The newly redrafted definitions were the result of the Township's adoption of a new Home Occupation section to their resolution. The redrafted definitions included; in the home business, home occupation, and full time equivalent employee. Submitted changes to the operational area of the resolution included; parking requirement changes for home occupations as well as the inclusion of home occupations as a conditional use in A-1 Agricultural districts and all Residential (R-1 to R-3) districts.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Ewald stated that most of the amendments made sense to him but he had concerns on the parking requirements. Mr. Ewald stated he had concerns on the number of parking spaces permitted and the definition of parking space. Mr. Ewald suggested that they allow one space per resident licensed driver (not including garages), plus one accessible driveway/space per employee, plus one other space. Mr. Allion moved to approve the amendments and recommended that the Center Township review their parking definition and use Mr. Ewald's language as a potential solution. Mr. Fitzgerald seconded the motion with Commission members in full support.

ZONING – HENRY TOWNSHIP

K. Hovanian Homes submitted an application to rezone an existing single family residential home that was being used as a sales office from a Commercial zoning classification to an A-1 Agricultural zoning classification. The property is located on 9.1 acres of land in Section 12 of Henry Township. The property was used as a model home and sales office. The model home was presently vacant and the applicant wished to sell it along with the underlying land for use as a single family residence. In order to comply with Henry Township's Zoning Resolution, the property needed to be rezoned to an A-1 Agricultural zoning classification to allow the property to be utilized for residential purposes.

Mr. Steiner reported that the property was located in the northeast quarter of Section 12, Henry Township. Mr. Steiner stated that the property was located on the south side of Cygnet Road, directly east of the State Route 25 and Interstate 75 Interchange. Mr. Steiner reported that Freyman Road was located approximately one half mile to the south, Rudolph Road was one mile to the west, and Hammansburg Road was one mile to the south. Mr. Steiner reported that the Village of Cygnet was located directly to the east of the property. Mr. Steiner stated that the property was currently zoned commercial and reported that lands to the west were zoned Agricultural and Commercial and lands to the north were zoned Agricultural. Mr. Steiner stated that land

use in the area was a mixture of low density residential and agricultural, with some minor commercial uses along the west side of State Route 25. Mr. Steiner stated that no environmental constraints were associated with the property and reported that no utilities were available to the property. Mr. Steiner reported that the Wood County Comprehensive Land Use Plan had designated that area as an employment opportunity corridor and an expansion area for the Village of Cygnet.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Ewald questioned if the property was located by the other residential home sales offices. Mr. Steiner stated that it was located on the east side of Interstate 75. Mr. Allion suggested that they could use the property as a residential property even though it was zoned Commercial. Mr. Steiner stated that Henry Township did not allow residences under a commercial zoning classification. Mr. Allion stated that he would like to see the area remain Commercial based on its location. Mr. Ewald questioned what was adjacent to the house. Mr. Steiner stated that there was vacant land, a trailer, and commercial businesses towards the Village of Cygnet. Mr. Ewald moved to deny the request to rezone the property from A-1 Agricultural to Commercial. Mr. Ewald stated that he would like to see the property remain commercial. 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 Tuesday, December 5th at 5:00 p.m. There being no further discussion, the meeting stood adjourned with a motion from Mr. Huber. Ms. Schuerman seconded the motion with Commission members in full support.