

**Wood County Planning Commission
November 6, 2007 @ 5:30pm**

The Wood County Planning Commission met in regular session on Tuesday, November 6, 2007 at the County Office Building in Bowling Green. Planning Commission members in attendance were: John Brossia, Tim Brown, Jim Carter, Chris Ewald, Ray Huber, 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, 2 guests were present.

Ms. Schuerman called the meeting to order. Upon calling the meeting to order, Mr. Perkins made a motion to approve the October 2007 Planning Commission meeting minutes. Mr. Ewald seconded the motion with Commission members in full support.

New Business:

ACTIVITIES REPORT (October 2007)

Mr. Steiner reported that work continued on the update of the Comprehensive Land Use Plan. Mr. Steiner stated that he had revised a draft version of zoning text for wind turbines per legal guidance and suggestions from the Wood County Prosecutor's Office. Mr. Steiner stated that a pre-construction meeting for the FY06 CDBG Village of Wayne ADA improvements and the FY06 CDBG Village of Haskins Perry Street improvements had been held and reported that the projects were underway. Mr. Steiner stated that a meeting was held with the Village of Luckey and representatives from Feller, Finch, and Associates regarding the bidding process for the FY06 CDBG Village of Luckey sanitary sewer tap-in project. Mr. Steiner reported that the Revolving Loan Fund (RLF) Village of North Baltimore building demolition project was awarded to J&J Schlaegel Inc. for the amount of \$46,995. Mr. Steiner reported that the Portage River Basin Council meeting and the Farmland Preservation Summit "Growing our Economy Through Agriculture" were attended. Mr. Steiner reported that 10 parcel splits and 11 combinations were completed, and stated that addresses were issued for five rural address locations and Plat Nine of Saddlebrook.

BLOOM TOWNSHIP – ZONING

Bates Recycling Inc. submitted an application to rezone approximately 1.77 acres of land in Section 6 of Bloom Township from an Agricultural zoning classification to an Industrial zoning classification. The purpose of this request is that the applicant had recently acquired the 1.777 acre parcel of land and wished to incorporate it into their existing acreage, which is the site of a scrap/recycling operation.

Mr. Steiner began his review and discussion of the item and stated that the property was located in the northwest quarter of Section 6, Bloom Township. Mr. Steiner reported that the property was more specifically situated south of in-lots 64-67 of the unincorporated Village of Blake. Mr. Steiner stated that State Route 25 (Dixie Highway) was located approximately 1500' to the west, Jerry City Road was located approximately 1100' to the north, Solether Road was approximately one mile to the east, and the northern corporation limit for the Village of Cygnet was located approximately ¾ of a mile to the south. Mr. Steiner stated that the property was

currently zoned Agricultural and reported that lands to the north were zoned Industrial and lands to the south, east, and west were zoned Agricultural. Mr. Steiner stated that land use in the area was primarily agricultural and low density residential. Mr. Steiner reported that public water was available to the parcel from a main waterline located along Jerry City Road and stated that no environmental constraints were associated with the property.

When the item was turned over to Commission Members for review and discussion, Mr. Brossia questioned what materials were recycled. Mr. Bates, Bates Recycling, stated that metals were recycled. Mr. Ewald questioned if there were any concerns with ground water pollution. Mr. Steiner stated that groundwater pollution would be a concern and reported that the OEPA and Health Department may have regulations for that concern. When the item was turned over to commission members for a motion, Mr. Ewald moved to approve the zoning as requested. Mrs. Thompson seconded the motion with Commission members responding in full support.

LAND USE PLAN UPDATE

Mr. Steiner reported that the second version of the Wood County Comprehensive Land Use Plan update had been completed. Mr. Steiner stated that the second version incorporated all of the suggestions reported by the Steering Committee members and the Planning Commission members. Mr. Steiner reported that the version needed to be reviewed by the Planning Commission members once again to prepare the final version for public review and comment.

Mr. Ewald reported that he had several comments regarding the updated version of the Land Use Plan and provided his comments to the Planning Commission staff. Mr. Brown questioned if Mr. Steiner had a deadline for comments regarding the Land Use Plan update. Mr. Steiner stated that he would like to hold the public viewing at the December 2007 Planning Commission meeting.

CDBG PROJECT RANKING WORKSHEET

Mr. Steiner reported that the newest version of the CDBG Project Ranking Worksheet had been drafted by the Planning Commission staff. Mr. Steiner reported that it was anticipated a final version to be ready for adoption by the Planning Commission members in early 2008. Ms. Shuerman questioned if the ranking worksheet would be shared with communities that applied for funding. Mr. Steiner stated that the ranking sheet would be available to communities that applied. Mr. Brossia questioned if Mr. Steiner would evaluate the applications prior to the Planning Commission members. Mr. Steiner stated that he would. Mr. Brown suggested that Mr. Steiner apply the ranking worksheet to FY07 CDBG applications and present the outcome at the December Planning Commission meeting. Ms. Schuerman suggested that the disclaimer at the end of the application should also be included at the beginning of the application.

Director's Time:

Mr. Steiner reported that the next Planning Commission meeting would be held on December 11, 2007 at 5:30p.m. There being no further discussion, the meeting stood adjourned with a motion from Mr. Carter. Mr. Brown seconded the motion with Commission members responding in full support.