

**Wood County Planning Commission
November 9, 2010 @ 5:30pm**

The Wood County Planning Commission met in regular session on Tuesday, November 9, 2010 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, Tim Brown, Patrick Fitzgerald, Raymond Huber, Richard Kohring, Alvie Perkins, and Donna Schuerman. Planning Commission staff in attendance was: David Steiner, Kelly Hemminger, and Katie Baltz. One guest was present at the meeting.

Chairman Allion called the meeting to order. Upon calling the meeting to order, Mr. Fitzgerald made a motion to approve the October 2010 Planning Commission meeting minutes. Mr. Perkins seconded the motion and Commission members responded with a vote of 5 in favor, none opposed, and 1 abstention, (Tim Brown) motion carried.

Old Business

Mr. Steiner reported that a legal opinion was requested from the Wood County Prosecutors Office regarding plat approvals. Mr. Steiner reported that the legal opinion had been received and was currently under review by the Prosecutors Office.

New Business

ZONING – CENTER TOWNSHIP

The Center Township Zoning Commission had been diligently and methodically updating their zoning resolution for several years. The township chose to update the resolution in separate portions and then submit them for Planning Commission review and approval as they became completed. The last section that was reviewed by the Planning Commission was the definitions section, while the current update from the township is best referred to as the operating section.

Mr. Steiner began his review and stated that Center Township had submitted updates to the operating section of their zoning resolution for review and approval. Mr. Steiner reported that updates to the zoning resolution were highlighted in blue text and reported that he was pleased overall with the updates. Mr. Steiner reported one area of concern which warranted further discussion was the inclusion of language which stated that storm water runoff created from various uses be reviewed by and be in compliance with the Wood County Engineer's Office storm water requirements. Mr. Steiner reported the County Engineer was not allowed to undertake certain tasks per the Ohio Revised Code, and questioned if the Engineer's Office could confirm whether or not they were allowed under the Ohio Revised Code to review storm water runoff.

When the item was turned over to Planning Commission members for review and discussion, Mr. Kohring stated that he believed the definition for "Clinic, Medical" (pg. 14) should not include the word "admitted". Mr. Kohring also questioned why the definition for "Golf Course or Country Club" (pg. 17) prohibited the club house from being used for

catering, wedding receptions, private parties, or similar events. Mr. Allion stated he believed the definition for "Clinic, Medical" was correct, and reported that he believed the word admitted only meant for examination.

Mr. Huber commented regarding the storm water runoff requirements and stated that he had no authority to regulate storm water on private property. Mr. Huber reported that he was permitted to verify that water was directed to the proper watershed, but could not regulate how they got it there. Mr. Huber stated that he could require for developments to include a detention pond. Mr. Huber stated that a design professional should be responsible for anything outside of the public right of way, and it was suggested that storm water runoff should be reviewed and approved by Center Township or an engineering consultant for Center Township. Mr. Huber stated per the Ohio Revised Code, the County Engineer is defined as a consulting engineer for the townships, therefore Mr. Huber questioned if he was required to review documents for townships if requested. Mr. Allion stated that Perrysburg Township had an engineering consultant on hand to review engineering designs and reported that the cost was covered by the landowner. Mr. Huber reported that he had developed a new certification for the County Engineer's signature that could be incorporated into the Wood County Subdivision Rules and Regulations. Mr. Kohring questioned why Center Township restricted driveway access to state highways. Mr. Steiner stated that he believed the township was trying to restrict access of certain uses to state highways. Mr. Huber questioned if they could restrict access. Mr. Steiner stated that he was not sure and reported that a variance could possibly be requested from the regulation. Mr. Huber stated that Wood County needed to adopt an access management policy. Mr. Steiner reported that he would suggest to Center Township that they revisit the driveway access restriction.

Mr. Brown questioned if Planning Commission members needed to take action on the item that night. Mr. Steiner reported that Ms. Linda Holmes, Wood County Prosecutors Office, stated that an item could be tabled until the next scheduled Planning Commission meeting, but Mr. Steiner discouraged this action due to Center Township's meeting schedule. Planning Commission members strongly encouraged township officials to be present at Planning Commission meetings if they had an item on the agenda. Mr. Brown questioned if attendance at the Planning Commission meeting by Township officials could be required and requested Mr. Steiner to seek legal advice on this issue from the Wood County Prosecutors Office.

Mr. Kohring reported that the zoning resolution required inspection of commercial buildings to be done by the Wood County Building Inspector and reported that he believed it should be inspected by the State of Ohio Board of Department of Industrial Relations or their approved sub-agent. Mr. Kohring stated that under "non-exempt public utilities" (pg. 52) it should include cell towers and solar fields. Mr. Steiner stated that the township currently did not regulate cell towers or solar fields. Mr. Kohring questioned if any regulations had been drafted for solar fields. Mr. Steiner stated that Wood County had not drafted solar field regulations and reported that they are typically regulated as accessory uses.

Mr. Huber noted that "entertainment" was permitted under the definition of "tavern" (pg. 51) and suggested that it be defined in more detail. Mr. Huber reported that prohibited uses were only defined in districts C-1 and C-2. Mr. Kohring encouraged townships to use definitions as they are defined and approved by the Ohio Revised Code. Mr. James Schall, President of The Center Township Zoning Commission, reported the township incorporated definitions from the Ohio Revised Code. Mr. Huber stated that he would like to see "Professional Engineer" defined. Mr. Schall stated that the zoning amendments were developed based on what township officials envisioned the township to become in the future and by the developments that the surrounding townships are being faced with.

When the item was turned over to the Planning Commission members for a motion, Mr. Brown made a motion to recommend approval of the proposed zoning resolution amendments with noted recommendations. Mr. Kohring seconded the motion and commission members responded in full support.

CHAIRMANS TIME

Mr. Allion reported that Mr. Steiner's annual review was conducted. Mr. Allion stated that Mr. Steiner submitted a narrative that detailed the activities which had taken place in the Planning Commission Office during the past year. Mr. Allion welcomed comments suggestions from Planning Commission members regarding the process for future reviews.

DIRECTORS TIME

Mr. Steiner reported that the December Planning Commission meeting would be held on December 7, 2010 at 5:30pm. There being no further discussion, Mr. Perkins made a motion to adjourn the November 9, 2010 Planning Commission meeting. Mr. Brown seconded the motion and Commission members responded in full support.