



## **WOOD COUNTY PLANNING COMMISSION AGENDA**

**November 9, 2010**

**5:30 PM**

The Wood County Planning Commission will meet in regular session on Tuesday, November 9, 2010 at the County Office Building in Bowling Green, Ohio. The time of this meeting is 5:30pm. A suggested agenda follows:

### **OLD BUSINESS**

### **NEW BUSINESS**

Approval of the October 2010 Planning Commission meeting minutes

### **WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT**

Staff activities for October 2010 will be reviewed.

### **CENTER TOWNSHIP - ZONING**

The Center Township Zoning Commission has submitted a set of amendments to their current zoning resolution. Earlier in 2010, the Planning Commission reviewed new definitions that had been drafted for the resolution. As part of this ongoing update process, the Township has drafted a new "operating" section of their resolution. Changes include: language for the placement of golf courses, cemeteries, veterinarian clinics as well as for offsite advertising.

### **CHAIRMAN'S TIME**

### **DIRECTOR'S TIME**

Discussion regarding new agenda format

### **ADJOURNMENT**

*Please make plans to attend!*

## **CENTER TOWNSHIP - ZONING**

### **APPLICANT**

Center Township Zoning Commission

15605 Carter Road  
Bowling Green, OH 43402

### **PROPOSAL**

The Center Township Zoning Commission has been diligently and methodically updating their current zoning resolution for several years now. The township has chosen to update the resolution in separate portions, and submit them for Planning Commission review and approval as they become completed. The last section that was reviewed by the Planning Commission was their definitions section. The current offering from the township is what is best referred to as the "operating section" of the resolution, which addresses specific uses, sets up districts, and sets forth conditions of uses.

### **ATTACHMENT**

A. Copy of text

### **STAFF ANALYSIS**

As stated above, the Center Township Zoning Commission has chosen to update their Zoning Resolution in specific pieces. This current item constitutes the majority of the resolution. It sets forth specific permitted and conditional uses, as well as what district they are allowed to occur in. ***(Please note that all changes in the resolution are printed in blue ink)***

The bulk of what Center Township has drafted is fairly standard for a township of their size and nature. The commercial sections are set up by intensity of uses and there are enough of them to adequately guide growth in the township. The township's addition of specific provisions for golf courses, veterinarian clinics, cemeteries, campgrounds, commercial schools and offsite advertising is a slightly different approach than most other townships take. This approach however works to produce a more "user friendly" document that outlines where a use can occur and what conditions it must meet in order to exist in the township.

The only area of concern that warrants further discussion is the township's inclusion of language that states that the storm water runoff created from various uses be reviewed by and be in compliance with the Wood County Engineer's Office storm water runoff requirements. There have been issues in the past where townships have placed language in their zoning resolutions that states the County Engineer is responsible for certain tasks that under the Ohio Revised Code, they are not allowed to undertake. The Engineer's Office will need to confirm whether or not they are allowed under the Ohio Revised Code to review these runoff requirements.

**STAFF RECOMMENDATION**

Center Township has done an admirable job of undertaking the update process of their zoning resolution. The results of this thorough and diligent job are evident in the work that they have produced so far. This latest update is no different. By looking at what Center Township has drafted it is apparent that they have carefully analyzed and anticipated future growth patterns and land uses within the township. They have also made the document much easier for the average person to interpret. The uses are clearly laid out and the specific requirements for each use are clearly spelled out.

This being said, the only possible issue for consideration is the earlier noted issue with the authority of the County Engineer and that office's responsibility and legal authority as to enforcing runoff from storm water.

Given these points, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission recommend to Center Township that the Township approve these amendments.