

Wood County Planning Commission
October 7, 2008 @ 5:30pm

The Wood County Planning Commission met in regular session on Tuesday, October 7, 2008 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, John Brossia, Tim Brown, Jim Carter, Pat Fitzgerald, Ray Huber, Alvie Perkins, Donna Schuerman, and Leslee Thompson. Planning Commission staff in attendance was: David Steiner, Kelly Hemminger, and Cheryl Riffner. There were no guests present at the meeting.

Chairman Fitzgerald called the meeting to order. Upon calling the meeting to order, Ms. Schuerman made a motion to approve the July 2008 Planning Commission meeting minutes. Mr. Perkins seconded the motion with Commission members responding in full support.

New Business:

ACTIVITIES REPORT *(July 2008 - September 2008)*

Mr. Steiner reported that the Planning Commission began reviewing the process to update the Wood County Subdivision Rules and Regulations. Mr. Steiner stated that the FY05 CDBG Formula Program was closed out, the FY06 and FY07 CDBG Formula Programs were in the process of completion, and reported that the FY08 CDBG Formula Program applications were being reviewed. Mr. Steiner stated that the FY07 CHIP Program underwent State Monitoring and reported that no issues were found. Mr. Steiner reported that a new Enterprise Zone agreement with First Solar was approved and stated that a CRA Agreement with Renhill Staffing for expansion in Perrysburg Township was reviewed and approved. Mr. Steiner reported that he consulted with Trans Systems Engineering regarding floodplain development issues at the future CSX Inter-modal site in Henry Township. Mr. Steiner concluded his review of the activities report by stating that 41 parcel splits and 9 parcel combinations had been completed and 16 rural address locations had been issued.

ZONING – FREEDOM TOWNSHIP

Freedom Township submitted a series of text amendments to the current Freedom Township Zoning Resolution. Changes included additions and adjustments to the residential construction requirements and pond construction requirements, as well as the addition of new language and corresponding definitions for residential wind turbines and adult entertainment.

Mr. Steiner began his review and discussion and stated that Freedom Township submitted a series of amendments which included amendments to the minimum residential floor area requirements, new definitions, changes to the conditional uses, pond regulations, and the addition of sexually-oriented business regulations and wind turbine regulations. Mr. Steiner reported that Freedom Township included an amendment to restrict the construction of an accessory structure or pond prior to the construction of a primary structure and noted that he was concerned with this amendment because dirt from a pond is sometimes used for building/landscaping purposes. Mr. Carter agreed that dirt from a pond can be used for landscaping and also

stated that equipment can be stored in an accessory building during the construction phase. Mr. Carter stated that a time frame should be implemented. Mr. Allion suggested that the township restrict using an accessory building for residential or dwelling purposes. Mr. Huber questioned if the Freedom Township residential floor area requirement was excessive. Mr. Steiner stated that the current requirement of 1,800 square feet was excessive. Mr. Huber suggested that Article XIX. Private Ponds should read "The elevation for mounding, at the point of which mounding begins (the toe of the slope), shall not begin within thirty (30) feet from any adjacent property or dwelling. Mr. Huber stated that many problems arise from pond drainage issues. Mr. Steiner reported that Linda Holmes, Prosecutor, stated that drainage issues were a civil issue.

When the item was turned over to the Planning Commission members for a motion, Mr. Carter made a motion to recommend that Freedom Township approve the amendments and take into consideration the suggestions made by the Planning Commission members. Mr. Allion seconded the motion and Commission members responded in full support.

WOOD COUNTY SUBDIVISION RULES AND REGULATION UPDATE

Mr. Steiner solicited opinions from the Planning Commission members to determine the direction of the update process for the current Wood County Subdivision Rules and Regulations, which are outdated and in need of an update. Mr. Steiner reported that Commission members needed to decide if they would like to hire a consultant for the update process or have the update occur in house. Mr. Steiner reported that he would like to process the document in-house under the direction of a steering committee. Mr. Carter suggested for the Planning Commission staff to develop an outline for the process and present it at the next Planning Commission meeting.

Mr. Fitzgerald questioned how radical the changes would be to the current Subdivision Regulations. Mr. Steiner stated that different committees would need to study areas such as roadways, road design, entrances, conservation style developments, open space, and storm-water detention and retention. Mr. Steiner stated that he would develop an update process outline and a list of potential stakeholders for the process. Mr. Huber reported that he had the cooperation of the Wood County Engineers Office.

Chairman's Time:

Mr. Fitzgerald had Mr. Carter distribute an evaluation for the Director's position and asked commission members to provide feedback. Mr. Fitzgerald stated that a committee needed to be nominated. A Personnel Committee was nominated and consisted of Jim Carter, Andrew Kalmar, Leslee Thompson, Donna Schuerman, and Pat Fitzgerald.

Director's Time:

Mr. Steiner reported that the next Planning Commission meeting would be held on November 4, 2008 at 5:30pm.

Mr. Steiner stated that Ms. Linda Holmes, Wood County Chief Assistant Prosecutor, provided the Planning Commission with an update regarding the lawsuit between the

City of Perrysburg and Wood County. Ms. Holmes wanted the Planning Commission members to know that lawsuit was still moving forward.

Mr. Huber stated that he had additional comments regarding the Freedom Township zoning amendments. Mr. Huber stated that the construction of the foundation for a residential wind turbine needed to be defined and also stated that an engineering report for the design of a residential wind turbine should be signed and sealed by a professional engineer. Mr. Huber added that “professional engineer” was defined within the definitions but reported that it was never included within the regulations. Mr. Steiner noted that he would provide Freedom Township with the comments regarding wind turbine regulations.

There being no further discussion, the meeting stood adjourned with a motion from Mr. Perkins. Mrs. Thompson seconded the motion and Commission members responded in full support.