

Wood County Planning Commission
October 2, 2012 @ 5:30pm

The Wood County Planning Commission met in regular session on Tuesday, October 2, 2012 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, Robert Black, Tim Brown, John Brossia, Jim Carter, Patrick Fitzgerald, Joel Kuhlman, Donna Schuerman, and Leslee Thompson. Planning Commission staff in attendance was: David Steiner, Kelly Hemminger, and Katie Baltz. 5 guests were present at the meeting.

Chairman Thompson called the meeting to order. Upon calling the meeting to order, Mr. Black made a motion to approve the August 2012 Planning Commission meeting minutes. Mr. Carter seconded the motion and Commission members responded in full support.

STAFF ACTIVITIES REPORT – AUGUST AND SEPTEMBER 2012

Mr. Steiner reported the following summary of activities for the months of August 2012 and September 2012; Continued to work on the update of the Wood County Land Transfer Policy; Finished FY11 CDBG Village of Bradner Douglas Road waterline project; Awarded FY11 CDBG City of Northwood Florence Avenue and Sharon Drive roadway restoration project; Placed the FY11 CDBG Weston Oak Street drainage improvement project and the FY11 CDBG Portage Walnut Street roadway repair project out to bid; FY12 Community Housing Improvement Program (CHIP) Grant was approved by ODOT and reported that Wood County will continue to receive CHIP funding; Began constructing environmental reviews for the FY12 CDBG projects; Prepared and finalized the 2012 budget appropriations.

PERRYSBURG TOWNSHIP – ZONING

Delph Brothers Properties, Ltd and Jack Hilbert, Shumaker, Loop & Kendrick, submitted an application to rezone approximately 9.5 acres of land in Section 34 of Perrysburg Township from an A-1 Agricultural zoning classification to an I-2 General Industrial zoning classification. The applicant indicated that they intended to use the land as part of an extension of the FedEx facility that is located adjacent to the parcel.

Mr. Steiner began his review and discussion of the item and reported that the property was located in the southeast $\frac{1}{4}$ of Section 34 of Perrysburg Township. Mr. Steiner stated the property was a landlocked parcel of land and reported that the property was located approximately 800 feet west of Lime City Road, 490 feet south of Mandell Road, and $\frac{3}{4}$ of a mile east of Bates Road. Mr. Steiner stated the parcel was currently zoned A-1 Agricultural and reported that lands to the east were also zoned A-1 Agricultural. Mr. Steiner reported that lands to the west and south of the property were located within the City of Rossford and reported that land to the north of the property was zoned R-2 Suburban Residential. Mr. Steiner noted that the property could be annexed to the City of Rossford and stated that there had been no indication if that was the intent of the applicants. Mr. Steiner noted that the Wood County Comprehensive Land Use Plan had designated that area as an urban in-fill area and key corridor. Mr. Steiner concluded his review and stated that no floodplains or wetlands were located on the site and reported that utilities were available.

When the item was turned over to the Commission members for review and discussion, Mr. Carter questioned if the Commission was only making a recommendation to Perrysburg Township. Mr. Steiner reported that a recommendation was being made to the Perrysburg Township Zoning Commission and stated that the Perrysburg Township Trustees would have the final say in approving the zoning change. Mr. Allion questioned if FedEx owned the property to the west. Mr. Jack Hilbert, Schumaker, Loop & Kendrick, reported that he represented FedEx Ground and showed Commission members what was owned by FedEx Ground. Mr. Hilbert reported the property had a deed restriction tied to the land that stated the property could only be used for agricultural or radio towers unless access was obtained. Mr. Hilbert stated the title companies were working to eliminate the restriction on the property since it was being purchased for development and expansion by FedEx Ground. Mr. Hilbert noted that the restriction was placed on the land in the late 1960's by the City of Perrysburg. Mr. Hilbert informed Commission members that the staging area was referred to as the "triple pad" and reported that the property was used by trucks hauling triple trailers to transition from the Ohio Turnpike to Interstate 75, where they were only allowed to transport double trailers.

When the item was turned over to Commission members for a motion, Mr. Fitzgerald made a motion to recommend that Perrysburg Township approve the request to rezone the property from A-1 Agricultural to I-2 General Industrial. Ms. Schuerman seconded the motion and Commission members responded in full support (Mr. Black abstained).

WOOD COUNTY PARCEL SPLIT AND COMBINATION PROCESS

Mr. Steiner provided Planning Commission members with a report and information pertaining to the role of the Planning Commission Office in the parcel split and parcel combination process.

DIRECTORS TIME

Mr. Steiner reported that the next Planning Commission meeting was scheduled for November 6, 2012 @ 5:30pm and questioned if Commission members would like to reschedule the meeting due to Election Day. Mr. Black made a motion to reschedule the November 2012 Planning Commission Meeting to November 13, 2012 @ 5:30pm. Mr. Allion seconded the motion and Commission members responded in full support. Mr. Steiner reported that an executive session was necessary to discuss job classifications. Mr. Brown made a motion to move into executive session and it was seconded by Ms. Schuerman. Following a brief executive session, Mr. Black made a motion to exit executive session and adjourn the October 2, 2012 Planning Commission meeting. Mr. Kuhlman seconded the motion and Commission members responded in full support.