

**Wood County Planning Commission**  
**September 3, 2013 @ 5:30pm**

The Wood County Planning Commission met in regular session on Tuesday, September 3, 2013 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Rob Black, Jim Carter, Patrick Fitzgerald, Doris Herringshaw, Raymond Huber, Richard Kohring, Donna Schuerman and Leslee Thompson. Planning Commission staff in attendance was: David Steiner and Katie Baltz. 1 guest was present at the meeting.

Chairman Thompson called the meeting to order. Upon calling the meeting to order, Mr. Carter made a motion to approve the August 2013 Planning Commission meeting minutes. Mr. Kohring seconded the motion and Commission members responded in full support.

Mr. Black questioned whether the Homeowners Association had been contacted regarding the drainage issues at Emerald Lakes Subdivision from the August Planning Commission Meeting. Mr. Steiner stated that the Developer and Engineer had been contacted and had not responded. Mr. Black asked Mr. Steiner to research whether the Planning Commission could withhold approval until drainage issues or other issues are addressed. Mr. Steiner said that he would look into that question.

Mr. Kohring noted that after much discussion at the August Planning Commission meeting, the Emerald Lakes drainage issues were determined to be off-site problems. Mr. Huber added that the Wood County Engineer's office is working with the Planning Commission office to update the Wood County Subdivision Rules and Regulations. One update would address that issue by requiring every drainage structure to be put under Wood County maintenance before the record plat is filed.

**STAFF ACTIVITIES REPORT – JULY AND AUGUST 2013**

Mr. Steiner reported that the Planning Commission Office's summer intern from BGSU had completed the update to the GIS zoning maps and had finished the statistical abstract of Wood County. Mr. Steiner reported that the Planner had been very busy working on the Moving Ohio Forward Grant; bid openings were held for the demolition of 24 mobile homes and 9 houses. He noted that an additional 10 homes were out to bid. Mr. Steiner reported that applications for the FY11 CDBG sanitary sewer taps were being processed and the FY12 CDBG Hoytville project had gone out to bid. Mr. Steiner reported the Neighborhood Stabilization Program had been monitored with no findings and that work continued on the CHIP program. Mr. Steiner stated that a Fair Housing Training Session had been held with the help of the Toledo Fair Housing Center. Mr. Steiner reported that 10 parcel splits and 16 parcel combinations had been completed totaling approximately 459.6 acres of land.

Mr. Black thanked Mr. Steiner for the new zoning maps Perrysburg Township had been given by the Planning Commission office.

## **ZONING – TROY TOWNSHIP**

The Troy Zoning Commission had submitted a series of text amendments to the pond section of the current Troy Township Zoning Resolution. Mr. Steiner explained that these amendments consisted of changes to the setbacks, maintenance provisions and minimum pond size and slope requirements.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Black questioned whether the minimum setbacks from property lines were 15 feet or 20 feet of undisturbed land. Mr. Kohring questioned whether the front setback would be from the property line or right of way, whether the regulations required a safety ledge and if the regulations had a 3:1 slope for the pond itself. Mr. Huber noted the difficulty of reading the diagram for Pond Construction Conditions. Mr. Huber concurred that a safety shelf is often a requirement and also noted that since the right of way is not always in the center of the road, it may be better to make the setback from the edge of the pavement.

There being no further discussion, Mr. Fitzgerald made a motion to recommend that Troy Township approve the text amendments with the following modifications:

1. Add the requirement that all ponds be at least fifty (50) feet from the edge of the pavement.
2. Make the side and rear setbacks consistent at twenty (20) feet from the property lines.
3. Consider requiring all ponds to have a safety shelf (10 foot) built into them with a minimum depth of two (2) feet or something similar.

Mr. Black seconded the motion and Commission members responded with a vote of 7 in favor, none opposed, motion carried.

## **DIRECTORS TIME**

Mr. Steiner handed out the essay he had drafted for his annual review and requested that Planning Commission members agree to participate in his annual review process. Mr. Black and Ms. Thompson volunteered to be part of Mr. Steiner's annual review on October 1, 2013.

There being no further discussion, Ms. Schuerman made a motion to adjourn the September 3, 2013 Planning Commission meeting. Mr. Black seconded the motion and Planning Commission members responded in full support.