

**Wood County Planning Commission  
September 4, 2007 @ 5:30pm**

The Wood County Planning Commission met in regular session on Tuesday, September 4, 2007 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Tony Allion, John Brossia, Tim Brown, Jim Carter, Pat Fitzgerald, Ray Huber, Richard Kohring, and Alvie Perkins. Planning Commission staff in attendance was: David Steiner, Kelly Hemminger, and Cheryl Riffner. In addition to Planning Commission members and staff, 4 guests were present.

Chairman Fitzgerald called the meeting to order. Upon calling the meeting to order, Mr. Carter made a motion to approve the August 2007 Planning Commission meeting minutes. Mr. Perkins seconded the motion with Commission members in full support.

**New Business:**

**ACTIVITIES REPORT**     *(August 2007)*

Mr. Steiner reported that the Planning Commission received a legal opinion regarding zoning for wind turbines from the Wood County Prosecutors Office and reported that he had begun drafting sample language for zoning text to reflect the opinion. Mr. Steiner reported that he had met with a representative from Green By Design in order to gather more information about small scale residential wind turbines. Mr. Steiner stated that the FY06 Village of Haskins – Perry Street Improvement Project had been advertised and reported that applications were accepted from Village of Luckey residents for the FY06 Village of Luckey sanitary sewer tap-in project. Mr. Steiner reported that the Annual Floodplain Administration Conference had been attended and stated that one floodplain development permit had been issued within Lake Township. Mr. Steiner reported that 17 parcel splits and four parcel combinations had been completed and noted that ten rural address locations were issued.

**PERRY TOWNSHIP – ZONING**

William J. Frankart submitted an application to rezone approximately 4 acres of land in Perry Township from an Agricultural zoning classification to an Industrial zoning classification. The purpose of this request is that the applicant wishes to open a used tire shredding operation on the property, which would require an industrial zoning classification under the Perry Township Zoning Resolution.

Mr. Steiner began his review and discussion and stated that the property was located in the northeast corner of Section 16, Perry Township, on the west side of Baird Road. Mr. Steiner reported that the property was north of Hall road, north of Oil Center Road, and approximately one mile east of Dindore Road. Mr. Steiner reported that the property was zoned agricultural and was presently the location of an automotive repair facility, which is a legal non-conforming use. Mr. Steiner reported that the property was used for commercial purposes before Perry Township enacted zoning. Mr. Steiner stated that no environmental constraints were present and

reported that the property was designated as agricultural by the Wood County Comprehensive Land Use Plan.

When the item was turned over to Planning Commission members for review and discussion, Mr. Fitzgerald questioned what was currently located on the property. Mr. Frankart stated that the property was being rented out and the current tenants worked on automobiles at the location. Mr. Frankart stated that the tenants should be leaving at the end of the month. Mr. Huber questioned if a residence was located to the south. Mr. Steiner stated that there was and reported that buffering would be required between the properties. The Perry Township trustees indicated that they supported the zoning change.

When the item was turned over to Planning Commission members for a motion, Mr. Cater moved to approve the rezoning of approximately 4 acres on the west side of Baird Road. Mr. Perkins seconded the motion and Commission members responded with a vote of 6 in favor, one opposed (Mr. Kohring), motion carried.

### **CDBG PROJECT RANKING WORKSHEET**

Mr. Steiner presented Planning Commission members with an updated CDBG project ranking worksheet for review and discussion. Mr. Steiner reported that the updated worksheet included comments from the August 2007 Planning Commission meeting. Mr. Steiner reported that applications from the 2007 CDBG funding round had been scored and the results were included within their agendas. Commission members commented on the draft version of the CDBG Project Ranking Worksheet and offered suggestions to the worksheet. Mr. Steiner stated that he would take the comments and incorporate them into a new draft for the October 2007 Planning Commission meeting.

### **Director's Time:**

Mr. Steiner reported that the next Planning Commission meeting would be held on October 2, 2007 at 5:30p.m. Mr. Steiner reported that work had resumed on the update of the Wood County Comprehensive Land Use Plan. Mr. Steiner informed Planning Commission members that they needed to conduct his annual review by the October 2007 Planning Commission meeting. There being no further discussion, the meeting stood adjourned with a motion from Mr. Brown. Mr. Allion seconded the motion with Commission members in full support.