

**Wood County Planning Commission
September 6, 2005**

The Wood County Planning Commission met in regular session on Tuesday, September 6, 2005 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, Tim Brown, John Brossia, Jim Carter, Chris Ewald, Patrick Fitzgerald, Raymond Huber, Richard Kohring, Alvie Perkins, Donna Schuerman, and Tom Weidner. Planning Commission staff in attendance was: David Steiner, Kelly Moore, and Cheryl Riffner. In addition to Planning Commission members and staff, 1 guest was present.

New Business:

Mr. Steiner reported the purpose of the meeting was to allow Planning Commission staff the opportunity to discuss current projects, land use issues, and planning issues with members of the Planning Commission.

Item #1: Report on the Comprehensive Land Use Plan Update

Mr. Steiner began his review and discussion and stated that the Wood County Comprehensive Land Use Plan was last adopted in 1998 and needed an update. Mr. Steiner reported that a formal request for qualification was published in order to receive qualifications from consultants and planning firms that were interested in helping with the update of the Comprehensive Plan. Mr. Steiner reported that four firms had submitted qualifications. Mr. Steiner stated that he wanted input from the Planning Commission members as to how to select a firm, and requested several volunteers for a steering committee. Mr. Steiner reported that \$8,000 had been allocated from the Wood County General Fund for the Comprehensive Plan Update.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Brown suggested that the two top qualified companies were chosen and they were asked to present their qualifications. Mr. Carter, Mr. Ewald, and Tom Weidner volunteered to be on the Comprehensive Plan Update Interview Steering Committee. Mr. Ewald suggested that a score sheet be used when evaluating the qualifications. Mr. Fitzgerald suggested that all four qualifications be scored and then the top two firms be interviewed.

Item #2: Route 25 Overlay Zone

Mr. Steiner began his review and discussion and stated that the Planning Commission Staff was involved with Center, Plain, and Middleton Townships in the process of establishing an overlay zone along the portion of State Route 25 that runs through their respective townships. Mr. Steiner stated that several meetings were held with the township officials and reported that two overlay zone examples had been drafted. Mr. Steiner reported that an overlay zoning district was a supplemental zoning district for a specific geographic area of a township. Mr. Steiner reported that the proposed overlay district would extend 1000' on either side of State Route 25 in Center, Plain, and Middleton Townships. Mr. Steiner stated he would like to see the same

overlay-zoning district adopted by all three townships at the same time. Mr. Brown questioned what the overlay district would accomplish that the Planning Commission members dealt with. Mr. Steiner stated that the overlay zone would deal with zoning issues, access along State Route 25, and land use decisions. Mr. Steiner reported that the City of Bowling Green was willing to amend their zoning in order to blend with the proposed overlay zoning district. Mr. Allion questioned if 1000' was enough. Mr. Steiner reported 1000' was a standard distance from his research. Mr. Carter questioned how long the adoption process would take the townships. Mr. Steiner stated it would take approximately 90 days from the start of the process. Mrs. Schuerman questioned if there was any resistance shown by the townships. Mr. Steiner stated that one township individual seemed to be resistant.

Item #3: Formation of a work committee to study roadway improvements in subdivisions

Mr. Steiner stated in December of 2004 a member of the Planning Commission had suggested the formation of a work committee made up of Planning Commission staff and members, the Wood County Engineer, the Wood County Prosecutor's Office, and private real estate developers to explore the topic of roadway improvements in platted subdivisions. Mr. Steiner stated that the specific aim of this committee would be to examine issues such as boulevard entrances to subdivisions, escrows placed on developers of subdivisions to help share the cost of improving and maintaining county and township roads, and to look closer at street design in general. Mr. Ewald questioned how many people were needed for the committee. Mr. Steiner recommended two people from the Planning Commission members. Mr. Kohring, Mr. Huber, and Mr. Allion volunteered to be on the committee.

Item #4: Discussion of update process for the current Subdivision Rules and Regulations

Mr. Steiner reported the current Wood County Subdivision Rules and Regulations that govern and set standards for all subdivisions in Wood County were quickly becoming obsolete and needed to be updated. Mr. Steiner reported that the current regulations were written and adopted in 1989, and since that time there had been a substantial amount of change in Wood County land uses and in the laws that regulated subdivisions. Mr. Steiner stated recent questions regarded the authority to regulate drainage and storm water, conservation subdivisions, and Planned Unit Developments (PUD's). Mr. Steiner reported the questions have substantiated the opinion that the current regulations needed updated. Mr. Steiner stated the Subdivision Regulations would need updated after the completion of the Wood County Comprehensive Land Use Plan. Mr. Huber referenced an article entitled "Maintenance of Privately Owned Stormwater Infrastructure: One Approach to Enforcement" from the state of Georgia. Mr. Huber reported that Ohio was not the only state that was concerned about storm water drainage. Mr. Huber volunteered for the Subdivision Rules and Regulations committee. Mr. Brown referenced the Wood County Prosecutor's opinion on duties of the County Engineer and stated that he volunteered to be on a committee to review the

opinion. Mr. Brown, Mr. Kohring, Mr. Huber, and Mr. Allion volunteered to review the opinion and the duties of the County Engineer.

Item #5: Update of current status of all CDBG Programs and Projects

Mr. Steiner began his review and stated that he wanted to provide a status report of all CDBG Programs that were being administered by the Planning Commission staff. Mr. Steiner reported the review included the Community Development Block Grant (CDBG) Formula Program, the Community Housing Improvement Program (CHIP), and the Revolving Loan Fund Program. Mr. Steiner reported the FY03 Formula Program was completed, the FY04 Formula Program was still in the works, and the grant agreement had been received for the FY05 Formula Program. Mr. Steiner reported the FY03 Community Housing Improvement Program (CHIP) was reviewed and Wood County was found to be compliant. Mr. Steiner stated that an extension had been requested for the FY03 CHIP program so that one final project could be completed. Mr. Steiner stated that the Ohio Department of Development had awarded \$555,000 toward the FY05 Wood County CHIP Program. Mr. Steiner reported there was \$330,000 in the Revolving Loan Fund Program.

Item #6: Agricultural Security Areas (ASA)

Miss Moore began her review and discussion and stated that the Ohio Department of Agriculture had recently introduced a new program entitled Agricultural Security Areas (ASA), aimed at preserving prime farmland in Ohio. Miss Moore stated that the program was still in its infancy and the legal and administrative details of the program were still being worked out at the State level. Miss Moore stated that the intent of the program was not only to preserve prime farmland, but it offered a tax incentive to landowners and also offered a less restrictive alternative to the Agricultural Easement Purchase Program. Miss Moore reported that one or more landowners of at least 500 acres of contiguous farmland, in the unincorporated areas of the county, could submit a request to the local township trustees and county commissioners to be enrolled in an ASA. Miss Moore reported the program was voluntary, respected private property rights, was locally controlled, and protected and encouraged agriculture through the preservation of special farmland areas. Miss Moore reported that ASA's were developed by House Bill 414, were signed into law by Governor Bob Taft on February 15, 2005, and they became effective on May 18, 2005. Mrs. Schuerman questioned if this program replaced the Agricultural Easement Purchase Program (AEPP). Miss Moore stated they were separate programs. Mr. Steiner stated the Agricultural Security Program was more flexible than the Agricultural Easement Purchase Program.

Director's Time

Mr. Steiner reported the next meeting would be held on October 4, 2005 at 7:00 p.m. There being no further discussion, the meeting stood adjourned with a motion from Mr. Ewald. Mr. Fitzgerald seconded the motion with Commission members in full support.