

**Wood County Planning Commission**  
**September 1, 2009 @ 5:30pm**

The Wood County Planning Commission met in regular session on Tuesday, September 1, 2009 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, Tim Brown, Jim Carter, Patrick Fitzgerald, Alvie Perkins, Donna Schuerman, and Leslee Thompson. Planning Commission staff in attendance was: David Steiner, Kelly Hemminger, and Katie Baltz. In addition to Planning Commission members and staff, 3 guests were present.

Chairman Allion called the meeting to order. Upon calling the meeting to order, Mr. Fitzgerald made a motion to approve the August 2009 and revised June 2009 Planning Commission meeting minutes. Mr. Perkins seconded the motion with Commission members in full support.

**New Business:**

**WOOD COUNTY PLANNING COMMISSION ACTIVITIES REPORT**

Mr. Steiner reported that the new zoning maps were being finalized and stated that Plain and Bloom Townships were assisted with zoning issues. Mr. Steiner stated a meeting was held with Poggemeyer Design Group and the Wood County Health Department regarding the Neighborhood Stabilization Program (NSP) and reported that photographs and floodplain information had been gathered for properties that were slated for demolition. Mr. Steiner reported that a Fair Housing training session was conducted by the Toledo Fair Housing Center for all FY08 and FY09 Community Development Block Grant Recipients. Mr. Steiner stated a Stormwater Committee meeting was held to further discuss the possible role of the Planning Commission Office in the EPA's Stormwater Management Plan for Wood County and also reported that the Annual Floodplain Management Conference hosted by the Ohio Department of Natural Resources was attended. Mr. Steiner reported that 14 parcel splits and one parcel combination were completed totaling approximately 100 acres and stated that 8 rural address locations were issued.

**ZONING - LIBERTY TOWNSHIP**

Wulff Family Farms submitted a request that approximately two acres of land in Section 13 of Liberty Township to be rezoned from an A-1 Agricultural zoning classification to an R-2 Residential zoning classification. The purpose of this request, as stated on the application, was that the applicant wished to rent the existing migrant worker camp in the off season.

Mr. Steiner began his review of the item and stated that the property was located in the northeast quarter of Section 13, Liberty Township. Mr. Steiner stated that the property was located on the south side of Greensburg Pike approximately one half of a mile west of State Route 25, one half mile east of Rudolph Road, and one half mile north of Mermill Road. Mr. Steiner stated that the property was zoned A-1 Agricultural and reported that all lands surrounding the property were also zoned A-1 Agricultural. Mr. Steiner reported that no environmental constraints were associated with the property and that the property was located in an urban/small town expansion area according to the Wood

County Comprehensive Land Use Plan. Mr. Steiner stated that land use in the area was primarily agricultural and medium to low density residential, and reported that public water was available but sanitary sewer was not.

When the item was turned over to the Planning Commission members for review and discussion, Ms. Schuerman questioned how the property could be rented only part of the year. Ms. Sara Wensink, Liberty Township Zoning Inspector, reported the applicants had informed her that they use the camp for migrant workers during harvest season and rent the property in the off season. Mr. Steiner stated that the applicant may be required to carry insurance on the property year-round, therefore would use the rental income to cover those costs. Ms. Wensink informed Commission members that the applicants currently used the property for migrant workers and renters, which is why she urged them to apply for the rezoning. Ms. Wensink also expressed concern regarding the septic facilities. Mr. Steiner reported that migrant housing septic facilities were under the control of the State of Ohio Department of Health, with local officials having no authority. Mr. Fitzgerald noted that if the property was rezoned to R-2 Residential, the township should also consider other permitted uses under that zoning classification.

When the item was turned over to Planning Commission members for a motion, Mr. Fitzgerald made a motion to approve the request to rezone the 2 acres of land in Section 13 of Liberty Township from A-1 Agricultural to R-2 Residential. Mr. Perkins seconded the motion and Commission members responded in full support.

#### ZONING – PERRYSBURG TOWNSHIP

Ofilia Rodriguez submitted an application to rezone Lots 160 & 161 in Perrysburg Heights from an R4-A Suburban Residential (high density) zoning classification to a C-3 Highway Business zoning classification. The applicant indicated that an adjoining property owner expressed interest in purchasing the property to be utilized as a commercial parking area for the adjacent business.

Mrs. Hemminger began her review and stated that the property consisted of lots 160 and 161 in Perrysburg Heights, Section 18 of Perrysburg Township. Mrs. Hemminger stated the property was located on the south side of Harold Street, approximately 170 feet east of State Route 25 (Dixie Highway), and approximately ¼ mile north of Roachton Road. Mrs. Hemminger stated the property was currently zoned R-4A Suburban Residential (high density) and reported that property to the north was zoned C-2 Community Business, east was zoned R-4A Suburban Residential, and property to the west and south were located within the City of Perrysburg and zoned C4 Highway Commercial. Mrs. Hemminger reported that land use in the area was a mixture of high density residential and commercial and stated that the Wood County Comprehensive Land Use Plan had designated the property as a Commercial Center and Key Corridor. Mrs. Hemminger reported that public utilities were available to the property and stated that wetlands and/or floodplains were not associated with the property.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Brown questioned if it would be an issue to reside in the property once it was rezoned. Mr. Robert Maurer, who represented the applicants, stated there was an agreement in place for the applicants to move to another location if/when the property

was rezoned. Mr. Grant Garn, Perrysburg Township Zoning Inspector, stated that the property could eventually be annexed into the City of Perrysburg and stated that the property was rezoned from C-3 Highway Business to R-4A Suburban Residential in 1994,

There being no further discussion, Mr. Brown made a motion to approve the request to rezone lots 160 and 161 in Perrysburg Heights from R-4A Suburban Residential to C-3 Highway Business. Ms. Schuerman seconded the motion and Commission members responded in full support.

#### Chairman's Time

Mr. Allion reported that Mr. Steiner's annual review needed to be conducted.

#### Director's Time

Mr. Steiner stated that his annual review needed to be conducted and reported that volunteers were needed to be on the review panel. It was decided that Mr. Allion, Mrs. Thompson, County Administrator Andrew Kalmar, and the Commissioners would sit on the review panel. Mr. Steiner distributed review documents to the planning commission members present and reported that they would be mailed to members that were absent.

Mr. Steiner reported that the next Planning Commission meeting would be held on October 6, 2009 at 5:30pm. There being no further discussion, the meeting stood adjourned with a motion from Mr. Carter. Mrs. Thompson seconded the motion with Commission members responding in full support.