

Wood County Planning Commission
December 1, 2015 @ 5:30pm

The Wood County Planning Commission met in regular session on Tuesday, December 1, 2015 at the County Office Building in Bowling Green. Planning Commission staff in attendance was David Steiner and Katie Baltz. 1 guest was in attendance

Chairman Black called the meeting to order.

Roll Call

John Alexander-Present, Tony Allion-Present, Rob Black-Present, John Brossia-Absent, Doris Herringshaw-Present, Ray Huber-Present, Joel Kuhlman-Absent, Craig Lahote-Absent, Donna Schuerman-Absent, Leslee Thompson-Present, David Wirt-Absent.

Mr. Alexander made a motion to approve the November 2015 Planning Commission meeting minutes. Mr. Huber stated that the motion listed in the November minutes appeared to be incorrect. Ms. Baltz stated that the minutes were written as the motion was stated. Following a brief discussion, Mr. Alexander made a motion to withdraw his motion to approve the November 3, 2015 minutes. Mr. Alexander made a motion to reconsider the Village at River Bend Lakes Plat 1, Mr. Huber seconded the motion, Commission members responded in full support.

Mr. Kuhlman and Mr. Brossia entered at 5:35 PM.

Mr. Alexander then made a motion to grant conditional approval to the Village at River Bend Lakes Plat being that a traffic study be completed for subsequent plats for that subdivision, and that ditch maintenance issues be resolved with the County Engineer for plat one, and that plat errors identified by the County Engineer be corrected. Mr. Allion seconded the motion, Commission member responded in full support.

Mr. Alexander made a motion to approve the amended November 3, 2015 meeting minutes, Mr. Allion seconded the motion, Commission members responded in full support.

New Business

ZONING - BLOOM TOWNSHIP

EJY Corporation had submitted a request to rezone approximately 9.1 acres of an existing 18.2 acre parcel of land in Section 31 of Bloom Township from an Agricultural Zoning Classification to an Industrial Zoning Classification.

Mr. Steiner stated that the applicant had indicated that their intent was to sell the 9.1 acres to ODOT who would then use the parcel for a highway maintenance facility.

Mr. Steiner stated that the parcel consisted of approximately 9.1 acres of land in Section 31 of Bloom Township, more specifically; the parcel's western boundary and access point was along South Dixie Highway. Mr. Steiner noted that Allen Township is in Hancock County is located directly to the south of the parcel being rezoned.

Mr. Steiner stated that Lands to the east were zoned Agricultural and lands to the north were zoned Commercial. Mr. Steiner stated that Lands to the west were zoned Agricultural, and bordered Henry Township. Mr. Steiner noted that lands to the south were in Allen Township in Hancock County and that Allen Township was unzoned.

Mr. Steiner stated that land use in the area was primarily commercial and industrial. Mr. Steiner stated that there were no public water and sewer services available to the parcel and that given the location of said services on the opposite side of Interstate 75, it would be highly unlikely that utilities would be extended anytime in the near future. Mr. Steiner stated that there were no floodplains or wetlands located on the parcel.

Mr. Steiner stated that the current Bloom Township Zoning Resolution did not have specific industrial uses identified as permitted and conditional uses by end use and that they had a generalized definition of Industrial Zoning that gives a good amount of leeway and discretion to the township and the applicant(s) as to what could be done under an Industrial Zoning Classification. Mr. Steiner stated that Bloom Township's Zoning Resolution listed a few prohibited uses.

Mr. Steiner stated that the applicants proposed end use should not be used as a factor in making a recommendation to Bloom Township and that once the property became rezoned any industrial use could occur on the property. Mr. Steiner stated that the recommendation of the Planning Commission Staff would be that the Planning Commission recommend to Bloom Township to allow the zoning change.

Mr. Recker of Ohio Department of Development stated that the facility would be used for salt storage and District 1 and District 2 would likely keep a few salt trucks there and other equipment as necessary.

There being no further discussion, Ms. Thompson made a motion to recommend that Bloom Township approve the request to rezone approximately 9.1 acres of land from from an Agricultural Zoning Classification to an Industrial Zoning Classification. Mr. Kuhlman seconded the motion, Commission members responded with a vote of 7 in favor, none opposed, motion carried.

DIRECTOR'S TIME

Ms. Baltz passed out the Planning Commission staff activities report and proposed meeting schedule for 2016.

Staff Activities Report

Mr. Steiner reviewed the staff activities for October and November of 2015.

CHAIRMAN'S TIME

Mr. Black asked if the Planning Commission wanted to meet on the first week of August in 2016 since it conflicted with the Wood County Fair.

Ms. Herringshaw made a motion to approve the Planning Commission schedule for meetings being held on the first Tuesday of the month at 5:30 PM, with the exception of

the August meeting, which would be held on August 9, 2016. Ms. Thompson seconded the motion, Commission members responded in full support.

Leslee Thompson and Tony Allion agreed to present the nominations for 2016 Planning Commission Officers at the January 5, 2016 meeting.

Mr. Steiner asked if a Planning Commission member would be willing to serve on the Steering Committee for the Land Use Plan Update process. Mr. Black volunteered to represent the Planning Commission on the Steering Committee.

Ms. Herringhaw recognized Ms. Thompson and Mr. Black for their reappointment to the Planning Commission until 2018 and stated that their time and expertise was appreciated.

There being no further items of business, Ms. Thompson made a motion to adjourn the December 1, 2015 Planning Commission Meeting. Mr. Alexander seconded the motion, Commission members responded in full support, meeting adjourned.

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