

Wood County Planning Commission
February 2, 2016 @ 5:30pm

The Wood County Planning Commission met in regular session on Tuesday, February 2, 2016 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-Present, Doris Herringshaw-Present, Ray Huber-Present, Joel Kuhlman-Absent, Craig Lahote-Present, Donna Schuerman-Present, Leslee Thompson-Present, David Wirt-Present.

Mr. Allion made a motion to approve the January 2016 Planning Commission meeting minutes. Ms. Thompson seconded the motion and Commission members responded in full support.

Mr. Black stated that the old business would be deferred until after the new business was discussed.

New Business

Mr. Steiner stated that the Lake Township agenda item had been pulled from the agenda by the applicant.

ZONING - FREEDOM TOWNSHIP

The Freedom Township Zoning Commission had submitted a text amendment to the current Freedom Township Zoning Resolution.

Mr. Steiner stated that the amendment would prohibit all non-traditional accessory buildings within the Township.

Mr. Alexander asked if Planning Commission members were missing any information. Mr. Steiner stated that the Freedom Township's zoning inspector was new and had submitted the application but not a separate attachment with language.

Mr. Steiner stated that the language listed in the application would be listed in the "Prohibited" list and in the definitions section in Freedom Townships zoning resolution. Mr. Alexander stated that it would be helpful with a statement that clearly listed what the prohibited uses were.

Mr. Alexander made a motion to recommend that Freedom Township approve the zoning language change and be specific in stating that it is prohibited, Ms. Thompson seconded the motion, Planning Commission members responded in full support.

ZONING - CENTER TOWNSHIP

Center Township had submitted a cover page to their current Zoning Resolution affixing the official date of the most current version of their Zoning Resolution.

Mr. Steiner stated that the new cover page would list specific dates in which the Center Township Zoning Resolution would be effective. Mr. Alexander asked what the submitted dates were. Mr. Steiner stated that the submitted cover page would read: "The Center Township Zoning Resolution, Wood County, Ohio was Approved 7/16/12, Adopted 8/15/12, This Resolution approved 7/16/12 and adopted 8/15/12 is the sole zoning resolution for Center Township and all resolutions created prior to this one are considered null and void".

Mr. Alexander made a motion to approved the cover page, Ms. Thompson seconded the motion, Commission members responded in full support.

Old Business

Mr. Black read an email submitted to Mr. Black and Mr. Steiner by Greg Feller requesting to table the Village at Riverbend subdivision for another month so Brian McCarthy could be present.

Mr. Alexander made a motion to remove the item from the table, Mr. Allion seconded the motion, Commission members responded in full support.

Mr. Black stated that he had met with Mr. Feller, Mr. Steiner and Ms. Baltz to discuss options for developing the subdivision.

Mr. Kuhlman entered the meeting at 5:53 PM.

Mr. Black opened up the item to Planning Commission members for discussion. Mr. Brossia stated that he would really like an entire road to be put in at one time, and not just half of a road, and to have a place to turn around.

Mr. Black asked if the Commission were in agreement that they would like street connectivity before the entire subdivision is done. Ms. Thompson agreed. Mr. Black stated that language was in the new Subdivision Regulations that required connectivity.

Mr. Huber stated that Hull Prairie Meadows, River Bend and Saddlebrook weren't concerned with connectivity and asked if a precedent had been set. Mr. Steiner stated that those subdivisions had followed the old subdivision regulations. Mr. Allion stated that it may be a good precedent to force this connectivity at this time for safety purposes. Mr. Huber stated that his thought was to let the developer develop to the east and then connect when he moves to the west.

Mr. Alexander asked if the blanket approval was allowed in the subdivision regulations, and if this was what was presented. Mr. Steiner stated that Mr. Alexander was correct.

Mr. Alexander stated that possibly the Planning Commission should not consider problems with connectivity, zoning and other issues until future plats are submitted and should only be concerned with the blanket approval at this point.

Mr. Brossia asked if the developer should know this information before submitting future plats so he doesn't waste his time. Mr. Alexander stated that the blanket approval is allowed and has satisfied the requirements, and could state that connectivity would be an issue and possible requirement with future plats, and that future plats would not be considered until a traffic study is done.

Following a brief discussion, Mr. Black re-stated that the blanket preliminary plat that was submitted shows connectivity, but it is not shown where or when. Mr. Black stated that the Planning Commission would require the future Plat 2 to show definitely where the connectivity would be made.

Mr. Alexander stated that the Engineer's concerns with the preliminary plat and the Township's zoning concerns need to be addressed at the March meeting and whether or not they had been resolved. Mr. Alexander made a motion to postpone the Village at Riverbend subdivision until the March 2016 meeting. Mr. Kuhlman seconded the motion, Commission members voted 9 in favor, none opposed, Mr. Huber abstained.

DIRECTOR'S TIME

Staff Activities Report

Mr. Steiner reviewed the staff activities for December 2015 and January 2016. Mr. Steiner stated that the public open house for the new land use plan would be on February 10th from 5:30pm-7:30pm.

Mr. Black stated that the updated website looked nice and asked when the CDBG projects would be selected this year. Mr. Steiner stated that the hope would be to select the projects in May or June, most likely June.

CHAIRMAN'S TIME

There being no further items of business, Mr. Alexander made a motion to adjourn the February 2, 2016 Planning Commission Meeting. Mr. Allion seconded the motion, Commission members responded in full support, meeting adjourned.