

Wood County Planning Commission
April 5, 2016 @ 5:30pm

The Wood County Planning Commission met in regular session on Tuesday, April 5, 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. (Mr. Brossia joined the meeting at 5:35pm)

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-Present, Craig Lahote-Present, Donna Schuerman-Present, Leslee Thompson-Present, David Wirt-Present.

Mr. Alexander made a motion to approve the March 2016 Planning Commission meeting minutes. Ms. Schuerman seconded the motion and Commission members responded in full support.

Old Business

New Business

ZONING – LAKE TOWNSHIP

Mr. Kenneth Reitz had submitted an application to rezone 5.6 acres of land from a B-1 Neighborhood Business Zoning Classification to an A-1 Agricultural Zoning Classification in Section 30 of Lake Township.

Ms. Baltz stated that the reason for the zoning change as stated on the application was to allow for the construction of a single family dwelling under the A-1 Agricultural Zoning Classification.

Ms. Baltz stated that the property being rezoned consisted of 5.6 acres of land in Section 30 of Lake Township and was located on the east side of Tracy Road, approximately 650 feet south of the Ohio Turnpike/I-80 and approximately 1 mile north of Hanley Road.

Ms. Baltz stated that the property was currently zoned B-1 Neighborhood Business. Ms. Baltz noted that lands to the east, west and south of the property were all zoned A-1 Agricultural and that approximately 1.8 acres of land directly to the North of the parcel would still be zoned B-1 Neighborhood business. Ms. Baltz stated that there is land zoned Industrial located to the North of the Ohio Turnpike.

Ms. Baltz stated that the Wood County Comprehensive Land Use Plan had designated the area where the parcel was located at as an Urban/Small Town Expansion area. Ms. Baltz stated that Public utilities were not available to this property. Ms. Baltz noted that the property was located within 100 year floodplain (A Zone) and that a flood development permit would be required before building on this land. Ms. Baltz stated that there were no wetlands on the property.

Ms. Baltz listed the permitted uses within an A-1 Agricultural District in Lake Township.

Ms. Baltz stated that given the parcel's location near other agriculturally zoned land, other residences being located nearby, and the limited opportunities available to this parcel due to floodplain and lack of public utilities, an A-1 Agricultural land use would be a fitting use of the land and the Wood County Planning Commission Staff would recommend that the Planning Commission recommend to Lake Township that the Township approve this request.

Mr. Alexander asked how long the property had been zoned B-1. Ms. Baltz stated that the property had been re-zoned to B-1 in 1972, and that a smaller parcel to the North would still be zoned B-1 for their landscaping business.

There being no further discussion, Mr. Kuhlman made a motion to approve the rezoning request, Mr. Allion seconded the motion, Commission members responded in full support.

DIRECTOR'S TIME

Staff Activities Report

Mr. Steiner reviewed the list of staff activities performed in February and March 2016.

Mr. Steiner passed out examples of fee schedules that are used by other planning commissions in other cities and counties.

Mr. Alexander stated that he would be in favor of moving forward with a fee schedule that has limited fees and is development friendly.

Mr. Black requested that the Planning Commission staff compile a recommendation of the type of services that would require a fee and the amount that would be collected.

Mr. Steiner stated that addition details would need to be considered regarding who would intake the money, how it would be handled, and what account it would go to.

Ms. Schuerman stated that the fees collected could help offset the salary of an additional Planning Commission employee.

Mr. Huber stated that the County Engineer's office is considering a fee schedule and it may be wise to implement the Engineers and Planning Commissions schedule at the same time, and that the Engineers schedule should be referenced within the Planning Commission's fee schedule.

Mr. Kuhlman suggested that the Commission not incorporate a fee schedule under the assumption that Wood County is a good place to develop, and consider that it could be other factors.

Mr. Steiner stated that the land use plan update was continuing to move forward.

CHAIRMAN'S TIME/COMMISSION MEMBERS' TIME

Mr. Huber stated that he had been thinking about street connectivity, and that in section 5.05 of the Subdivision regulations, the language was subjective and could be controversial. Mr. Huber asked Mr. Steiner if he could reach out to other Planning Commission Directors in Ohio to view how their subdivision regulations address street connectivity.

Mr. Steiner stated that he could gather a few examples of language that other Planning Commissions use.

Following a brief discussion, Mr. Kuhlman made a motion to adjourn the April 5, 2016 Planning Commission Meeting. Ms. Thompson seconded the motion, Commission members responded in full support, meeting adjourned.

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