

**Wood County Planning Commission**  
**July 5, 2016 @ 5:30pm**

The Wood County Planning Commission met in regular session on Tuesday, July 5, 2016 at the County Office Building in Bowling Green. Planning Commission staff in attendance was David Steiner and Katie Baltz. 4 guests were in attendance

Vice-Chairman Huber called the meeting to order.

**Roll Call**

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

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

Mr. Kuhlman entered the meeting.

**Unfinished Business**

**New Business**

Mr. Steiner reviewed the staff activities report that outlined staff activities for May and June.

**ZONING – PERRYSBURG TOWNSHIP**

Daniel and Lisa Rutkowski had submitted an application to rezone two (2) parcels of land containing approximately 2.904 acres of land in Section 34 of Perrysburg Township from an A-1 Agricultural zoning classification to an R-2 Suburban Residential zoning classification.

Mr. Steiner noted that the applicants had stated that they would like to combine the two parcels of land and then split said parcel into two (2) new lots in order to construct a pole barn.

Mr. Steiner stated that the subject parcels were located in Section 34 of Perrysburg Township on the east side of Wyandot Place and the Glenwood Addition, I-75 abutted the property to the east and that State Route 795 was located to the south.

Mr. Steiner noted that the parcels were currently zoned A-I Agricultural, lands to the west were zoned R-2 Suburban Residential District, and lands to the north were zoned PUDR. Mr. Steiner stated that land use in the area was residential, and that water and sewer facilities were available to the parcel. Mr. Steiner noted that there were no floodplains or wetlands located on the property, and that the Wood County Land Use Plan had the area where the parcel was located at as being in an urban infill area.

Mr. Steiner noted that an R-2 Suburban Residential zoning classification would fit in with the surrounding zoning and land uses and that the parcel split would be reviewed by the Planning Commission Staff. Mr. Steiner stated that the Wood County Planning Commission Staff would recommend that the Planning Commission recommend to Perrysburg that the Township approve this request.

Following a brief discussion, Mr. Kuhlman made a motion to recommend that Perrysburg Township approve the re-zoning request. Mr. Wirt seconded the motion, Commission members responded in full support.

#### **ZONING – MIDDLETON TOWNSHIP**

Mr. Steiner stated that a Pamela Addy had submitted an application to rezone a 3.99 acre parcel of land in Section 24 of Middleton Township from an A-1 Agricultural zoning classification to an M-1 Light Industrial zoning classification. Mr. noted stated that the applicants had stated that they would like to construct 40 self-storage units on the property.

Mr. Steiner stated that the subject parcel was located in Section 24 of Middleton Township on the south side of Roachton Road and was surrounded by the City of Perrysburg.

Mr. Steiner stated that the parcel was currently zoned A-1 Agricultural. Mr. Steiner noted that the City had the lands to the west, south and east zoned R-4 Single Family Residential, Lands to the north were also in the City of Perrysburg and were zoned R-3 Single Family Residential.

Mr. Steiner stated that the Wood County Land Use Plan had the area where the parcel was located at as being in an urban – small town expansion area.

Mr. Steiner stated that there were no environmental constraints on the property, and that water and sewer services were available, however it appeared that the subject parcel continued to operate on a well and septic system. Mr. Steiner noted that utilization of water and sewer services would likely require annexation to the City of Perrysburg.

Mr. Steiner stated that an M-1 Industrial zoning designation would add a more intense zoning designation to the parcel and noted that if the parcel were to be rezoned to an M-1 industrial zoning classification, any permitted use in an M-1 district would be allowable on the parcel. Mr. Steiner stated that this rezoning request would create a spot zone situation with this parcel since there is not industrial land contiguous to the property.

Mr. Alexander asked Mr. Steiner what M-1 uses were allowed. Mr. Steiner stated that typically M-1 uses would allow self-storage, most manufacturing operations, machine operations, and similar uses.

Mr. Dale Sheeks was present to represent the applicant. Mr. Sheeks stated that the storage units would be a direct expansion of the equine facility and would be used primarily for storage of horse tack, feed, and products related to the horses. Mr. Sheeks stated that the unit would be blocked by mounded dirt and landscaping and would not be

a detriment to the community. Mr. Sheeks stated that his family had farmed the surrounding parcels for over 50 years and would continue to farm the property for years to come.

Mr. Allion asked if the applicant had considered options other than rezoning. Mr. Sheeks stated that he had talked to the township and to the City and that this rezoning request was his only option.

Mr. Steiner stated that other permitted uses in an M-1 Industrial district would be processing and packaging meat, machine shops, tool and die shops, commercial uses such as barbers and retail shops and more.

Mr. Kuhlman asked why the storage facility couldn't be considered an agricultural use. Mr. Steiner stated that the storage facility would be renting out spaces and would be considered a commercial use.

Mr. Alexander made a motion to recommend that Middleton Townships deny the rezoning request. Mr. LaHote seconded the motion. Mr. Kuhlman stated that if he knew in perpetuity that it was going to be used in the manner that was originally proposed he wouldn't have a problem with it. Mr. Kuhlman stated that the problem was in the vastness of uses allowed in an M-1 industrially zoned property. Mr. Sheeks stated that he understood and that the property would remain in the family for another 50 years.

Mr. Musteric asked why the storage units wouldn't be considered agricultural if they're storing equipment for the horses. Mr. Steiner stated that storage units were going to be rented out, and would be considered a commercial use.

Mr. Alexander asked that the Chairman call for a vote of the motion on the table.

Mr. Huber called for a vote of the motion to deny the rezoning request, Commission members voted 7 in favor, none opposed, motion carried.

Mr. Allion noted that the Planning Commission only made a recommendation to the township, and the township would make the final decision.

Mr. Steiner stated that any Industrial use would have been allowed if this request had been approved. Mr. Huber stated that the rezoning request had been considered to be spot zoning which is why it had been denied.

#### **DIRECTOR'S TIME**

Mr. Steiner stated that the Steering Committee was still hard at work on the new land use plan, and would be meeting again on August 13<sup>th</sup>.

#### **CHAIRMAN'S TIME**

There being no further items of business, Mr. Allion made a motion to adjourn the July 5, 2016 Planning Commission Meeting. Mr. Alexander seconded the motion, Commission members responded in full support, meeting adjourned.