

Meeting Minutes
Wood County Planning Commission
February 7, 2017 @ 5:30pm

The Wood County Planning Commission met in regular session on Tuesday, February 7, 2017 at the County Office Building in Bowling Green, Ohio. Planning Commission staff in attendance was David Steiner and Katie Baltz. 7 guests were in attendance.

Vice Chairman Wirt called the meeting to order.

Roll Call

John Alexander-Present, Tony Allion-Present, Rob Black-Present, Theodore (Ted) Bowlus-Absent, John Brossia-Absent, Doris Herringshaw-Present, Craig LaHote-Present, John Musteric-Present, Donna Schuerman-Absent, Leslee Thompson-Present, David Wirt-Present.

Unfinished Business

Mr. Wirt stated that the proposed agendas were mailed to members of the Planning Commission. Mr. Black made a motion to use the proposed agenda, Mr. Musteric seconded the motion, Commission members responded in full support.

New Business

Mr. Musteric stated that the January 3, 2017 meeting minutes needed to be corrected on Page 5, paragraph 4. Mr. Musteric stated that the lowest part of the ditch where the water flows through is not the center of the ditch; Mr. Musteric stated that it should be called the “thalweg” and is not necessarily in the center of the ditch.

Mr. Black made a motion to approve the January 3, 2017 Planning Commission meeting minutes with corrections, Mr. LaHote seconded the motion, Commission members responded in full support.

Staff Activities Report

Mr. Steiner stated that the Staff Activities Report for the Months of January and February would be presented at the March 2017 meeting.

ZONING - TROY TOWNSHIP

Mr. Steiner stated that Summit Properties Realty Fund 1 had submitted an application to rezone approximately 1.94 acres in Road Tract 40, Section 5 of Troy Township from an A-1 Agricultural zoning classification to a C-1 Neighborhood Commercial zoning classification. Mr. Steiner stated that the applicants had indicated that they wish to use the parcel for retail – commercial use.

Mr. Steiner stated that the parcel was located in Road Tract 40 of Troy Township in the unincorporated village of Stony Ridge. Mr. Steiner stated that State Route 163 (Genoa Road) was located to the east of the parcel, and Stony Ridge Road was west of the parcel.

Mr. Steiner stated that the subject parcel had yet to be split, however the applicants intended to split the lot if the zoning change were approved and noted that the applicant had provided a survey and legal description for the split.

Mr. Steiner stated that sanitary sewer was available to the parcel, but he was unsure of whether public water was available. Mr. Steiner stated that there were no floodplains on the parcel and that there were no wetlands identified, but further investigation may need to occur in order to verify that there were no wetlands.

Mr. Steiner stated that the lot was currently zoned A-1 Agricultural and lands to the north and west were also zoned A-1 Agricultural. Mr. Steiner noted that lands to the east and south were zoned R-1 Residential. Mr. Steiner stated that land use in the area currently consisted of a mix of residential and commercial and that the Wood County Land Use Plan had classified this parcel as being in an Employment Center.

Mr. Steiner stated that the parcel may have an issue in regards to road access. Mr. Steiner stated that Route 20 is a heavily traveled route, and several curb cuts onto Route 20 already existed in the immediate area, and that ODOT stated that given the location and existing topography as well as the existing curb cuts, getting an access permit could present a challenge. Mr. Steiner stated that visibility could also be a concern. Mr. Steiner stated that the parcel was located near a naturally occurring high spot on Route 20 and the high spot would make visibility difficult.

Mr. Steiner stated that an additional concern that the Planning Commission Staff had was in regard to traffic flow. Mr. Steiner stated that while a C-1 use by nature would not create an extremely intense end use generating a heavy amount of traffic, traffic patterns in the immediate area would likely be altered.

Mr. Steiner stated that the proposed end use stated on the application wasn't set in stone and that the Planning Commission should consider all of the possible end uses that would be permitted on the parcel if it were to be rezoned to C-1. Mr. Steiner stated that the Planning Commission would only be making a recommendation to Troy Township and the Township would make the ultimate decision as to whether or not to rezone the property.

Mr. Steiner stated that he would pass out a list of the permitted and conditional uses for the C-1 District in Troy Township. Mr. Steiner stated that a letter was received from a neighbor and would be read later in the meeting.

Mr. Todd Jenkins, Engineer of Peterman Associates stated that he represented the applicant. Mr. Jenkins stated that there did not appear to be any Wetlands on site, and would investigate the issue further if the necessary.

Mr. Bowlus entered the meeting at 5:45 PM.

Mr. Jenkins stated that the applicant was aware of the traffic concerns and had looked at traffic counts near this area, which had measured 12,760 vehicles per day. Mr. Jenkins stated that the applicant would have to satisfy all of ODOT's requirements in order to

obtain a curb cut. Mr. Jenkins stated that his firm had looked at accident counts in the area and stated that there had been 3 accidents in 2015. Mr. Jenkins stated there was a decent driveway separation distance available to this parcel in order to add a curb cut.

In regards to the knoll, Mr. Jenkins stated that looking to the east, from sight at the proposed curb cut up to the crown on the highway would be approximately 350 feet which Mr. Jenkins stated would give a fair distance to be able to see, and the slope would not be excessive, at less than a 2% slope.

Mr. Jenkins stated that this location would be ideal and the site should be able to work for everyone. Mr. Black asked what the vehicle count would be for the proposed end use. Mr. Jenkins stated that the specific end user would estimate 12 vehicles per hour, and semi-trucks would be able to turn around on site.

Mr. Musteric asked if drainage had been looked at yet. Mr. Jenkins stated that drainage had not yet been considered. Mr. Musteric stated that Stockyard Drive was in the process of being platted across the street, south of this site.

Mr. Allion asked if the entire parcel was being rezoned. Mr. Jenkins stated that the only part being rezoned is the part being split. Mr. Jenkins stated that remaining parcel would remain agricultural.

Todd Gottschalk, Troy Township Zoning Inspector stated that Rocky Road/State Route 163 was to the East, not Genoa Road. Mr. Jeff Ford asked about ingress egress issues in a C-1 district.

Mr. Steiner stated that he had recommended denial of the request due to the location, the existing driveways, the speed limit in the area and the line of site issue.

Mr. Black asked if the parcel had been split. Ms. Christy Schramm stated that she lived next door to the proposed parcel to be rezoned. Ms. Schramm stated that she was buying a piece of the parcel to combine with her parcel, and it had not yet been split. Ms. Baltz stated that the parcels had been preliminarily reviewed to be split and combined, and had not yet been finalized.

Mr. Ford stated that there were a lot of residences in the area and stated that there may be safety issues with increased truck traffic.

Additional members of the audience stated their concerns with the location of the proposed rezoning due to safety concerns, line of sight issues and drainage issues in the area.

Mr. Musteric stated that it would be a civil issue if a land owner pushes water onto someone else's property. Mr. Musteric stated that there did appear to be drainage issues in that area.

Ms. Baltz read a letter that opposed the zoning request which listed safety concerns.

Ms. Thompson asked if part of Ms. Schramm's parcel would be zoned Residential and part Commercial. Ms. Schramm stated that she thought that the .185 acre piece she was combining with her parcel would be split before it was rezoned and combined with her parcel. Mr. Steiner stated that his map pictured was incorrect, and that the parcel being rezoned should have been drawn as a 1.94 acre square.

Mr. Ford asked if this would be considered spot zoning. Mr. Steiner stated that he wasn't comfortable calling this situation spot zoning since there were other commercial and residential properties nearby.

Mr. Black made a motion to recommend that Troy Township deny the request to rezone 1.94 acres of land from A-1 Agricultural to C-1 Neighborhood Business. Mr. LaHote seconded the motion. Mr. Allion stated that the Planning Commission only made a recommendation to the Township and ultimately it was the Township's final decision. Planning Commission members voted in full support of the motion to deny the application, motion carried.

LAND USE PLAN UPDATE

Mr. Steiner stated that the final draft of the new Land Use Plan had been sent to Planning Commission members for review, approval and recommendation to the County Commissioners' for their adoption.

Mr. Wirt stated that he noticed that the appendixes were not included in their most recent copies received. Ms. Baltz stated that the appendixes were unintentionally left out of the mailing due to a printing error, but would be included in the final document assembly.

Mr. Wirt asked if any major changes were made from the last draft that was sent. Mr. Steiner and Mr. Black stated that there were not any major changes made.

Mr. Black stated that he thought the process went well. Mr. Musteric stated that he thought the final product was good.

Ms. Baltz stated that a few minor typographical/scrivener errors would need to be corrected before the Commissioners adopted the plan.

Mr. Black made a motion to recommend that the County Commissioners approve the new Land Use Plan with corrections. Ms. Thompson seconded the motion, Commission members responded in full support.

CHAIRMAN'S TIME/COMMISSION MEMBERS' TIME

DIRECTOR'S TIME

2017 Planning Commission Meeting Schedule Distributed

There being no further items of business, Mr. Black made a motion to adjourn the February 7, 2017 Planning Commission Meeting. Ms. Thompson seconded the motion, Commission members responded in full support, meeting adjourned.