

Meeting Minutes
Wood County Planning Commission
June 6, 2017 @ 5:30pm

The Wood County Planning Commission met in regular session on Tuesday, June 6, 2017 at the County Office Building in Bowling Green, Ohio. Planning Commission staff in attendance was David Steiner and Commissioner's Office staff Marcy Collins. 3 guests were in attendance.

Chairman Alexander called the meeting to order.

Roll Call

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

Mr. Black made a motion to approve the proposed agenda for the June 6, 2017 Planning Commission meeting, Mr. Allion seconded the motion, Commission members responded in full support.

Old Business

Mr. Alexander stated that he would recuse himself from discussions regarding Village at Riverbend Plat 2 and would turn the meeting over to Vice-chairman Mr. Wirt.

Mr. Wirt stated that the traffic study had been received. Mr. Steiner stated that Middleton Township had contacted him a few hours before the meeting regarding a zoning issue involving pond setbacks.

Mr. Musteric stated that there were still some issues and errors on the plat. Mr. Steiner stated that revised versions of the plat had been dropped off on the afternoon of June 6, 2017 but had not been reviewed before the meeting. Mr. Musteric stated that there had been minor issues with the closure sheets that didn't meet the land transfer policy requirements.

Mr. Black made a motion to approve the Village at Riverbend Plat 2 subject to corrections required by the County Engineer. Ms. Schuerman seconded the motion, Commission members responded in full support (Mr. Alexander abstained), motion carried.

New Business

Ms. Thompson made a motion to approve the May 2, 2017 Planning Commission meeting minutes, Mr. Black seconded the motion. Commission members responded in full support.

Staff Activities Report

Mr. Steiner stated that staff activities would be reported at the July meeting.

ZONING - PLAIN TOWNSHIP

Mr. Chris Rutter had submitted an application to rezone 3 parcels of land totaling approximately 3.19 acres in Plain Township from an R-2 Residential zoning classification to a Commercial zoning classification.

Mr. Steiner stated that the applicant operated an asphalt company on the subject parcel as a legal non-conforming use. Mr. Steiner stated that the applicant wished to bring the existing business into compliance with Plain Township zoning.

Mr. Steiner stated that the parcel was located on the north side of Sand Ridge Road with Mitchell Road being approximately 1,035 feet to the west and U.S. Route 6 was located approximately 775 feet to the south.

Mr. Steiner stated that the subject parcel was currently located within an existing cluster of homes and businesses and that land use on the surrounding properties were a mixture of residential and commercial – industrial (legal non-conforming) uses. Mr. Steiner stated that there were no floodplains or wetlands on the property. Mr. Steiner stated that there was no public water or sewer, but there was a possibility of the extension of utilities from the Deer Hollow Subdivision which would be up to the City of Bowling Green's discretion. Mr. Steiner stated that the Wood County Land Use Plan has designated the area where the parcel was located as being in a growth management area.

Mr. Steiner stated the item was a somewhat unusual item in that the type of zoning the applicant was requesting was already occurring on the parcel as a legal non-conforming use, and if the parcel were rezoned it could become a spot zoning issue.

Mr. Black asked if the applicant was present. Mr. Steiner stated that the applicant was not present.

Mr. Brossia asked if anything would change if the rezoning request were to be denied. Mr. Steiner stated that it could continue to exist, but there is a non-conforming use rule stating that the applicant could expand up to 25% without losing the non-conforming use status, and that beyond 25% the owner must rezone the property to the proper zoning classification.

Ms. Schuerman stated that this wasn't the only non-conforming use in the area. Mr. Steiner stated that there was a well drilling company in the area, and a strip of residential homes.

Mr. Wirt asked if the parcel would need to be rezoned if it were sold. Mr. Steiner stated that if the desired end use would be different than what it is currently being used for, he would have to check with the County Prosecutor on whether or not it would need to be rezoned.

Mr. Steiner stated that his recommendation would be denial due to the spot zoning issue.

Mr. Black made a motion to recommend denial to Plain Township, Ms. Thompson seconded the motion. Mr. Alexander called for a vote.

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

ZONING - MIDDLETON TOWNSHIP

The Timothy L. Sheline Trust submitted an application to rezone approximately 4.5 acres of one parcel of land from an R-3 Residential Zoning Classification to an A-1 Agricultural Zoning Classification.

Mr. Steiner stated that the property being rezoned was the northern 4.5 acres of a 27.27 acre parcel of land. Mr. Steiner stated that the reason for the zoning change as stated on the application was to eliminate residential zoning for the purpose of small scale organic farming.

Mr. Steiner stated that the parcel was located in the unincorporated Village of Dowling, in Section 16 of Middleton Township. Mr. Steiner stated that the land was located on the south side of Maple Street, approximately 380 feet south of Dowling Road, and approximately 1600 feet west of Carter Road.

Mr. Steiner stated that the property currently held two different zoning classifications, the northern 4.5 (approximate) acres of land were zoned R-3 Residential, and the Southern 22.75 acres (approximate) were zoned A-1 Agricultural. Mr. Steiner stated that land immediately to the north, east and west of the property were zoned R-3 Residential, and expanding further outward, the lands in the surrounding area were zoned A-1 Agricultural.

Mr. Steiner stated that the new Wood County Land Use Plan had designated the area where the parcel was located at as a rural management area and that the property did not have floodplains or wetlands. Mr. Steiner stated that public utilities were not available to the property.

Mr. Steiner stated that he had recommended approval of the item given the parcel's location which adjoined other agriculturally zoned parcels, the size of the parcel, and the Wood County Land Use Plan's designation of this area as a rural management area.

Mr. Allion asked what the current use was for the land.

The Applicant, Mr. Timm Sheline stated that the land had been part of the CRP program until 2007, hadn't been farmed since 1989, and wasn't currently being used.

Mr. Black made a motion to recommend approval to Middleton Township to rezone the 4.5 acres of land from R-3 Residential to A-1 Agricultural, Ms. Schuerman seconded the motion, Mr. Alexander called for a vote.

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

ZONING - MIDDLETON TOWNSHIP

Middleton Township had submitted a new text amendment to place into their existing zoning resolution.

Mr. Steiner stated that the amendment consisted of a rough guide/reference document regarding what the Township would need to have submitted to them in order for them to conduct a proper site plan review.

There being no further discussion, Mr. LaHote made a motion to recommend that Middleton Township approve the text amendments, Ms. Herringshaw seconded the motion, Mr. Alexander called for a vote.

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

ZONING - TROY TOWNSHIP

The Troy Township Zoning Commission had submitted text amendments for their zoning resolution.

Mr. Steiner stated that Troy Township submitted a new section to their current signage requirements to add provisions for signs located in areas of the Township zoned Agricultural. Mr. Steiner stated that there were also some housekeeping items, done to correct errors in wording and labeling in their existing resolution.

Mr. Steiner stated that he had recommended approval of the changes.

Mr. Allion asked if political signs would be considered under these requirements. Mr. Steiner stated that there was a different section that addressed political signs.

There being no further discussion, Mr. Black made a motion to recommend that Troy Township approve the text amendments, Ms. Schuerman seconded the motion. Mr. Alexander called for a vote.

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

ZONING - CENTER TOWNSHIP

Mr. Steiner explained that Center Township had previously submitted three (3) text amendments to their Zoning Resolution, and these amendments had been recommended for approval by the Planning Commission. Center Township however did not follow through with the rezoning process, and said amendments never became official.

Mr. Steiner stated that there had been no changes to the amendments and would recommend approval of the text amendments.

There being no further discussion, Ms. Thompson made a motion to recommend that Center Township approve the zoning text amendments, Mr. Allion seconded the motion, Mr. Alexander called for a vote.

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

CHAIRMAN'S TIME/COMMISSION MEMBERS' TIME

DIRECTOR'S TIME

Mr. Steiner stated that there had been discussion regarding procedures for plat submittal, and missing documents. Mr. Steiner stated that the Village at Riverbend plat that was tabled had been tabled because the traffic study had not been received.

There being no further items of business, Mr. Black made a motion to adjourn the June 6, 2017 Planning Commission Meeting. Mr. Wirt seconded the motion, Commission members responded in full support, meeting adjourned.