

Meeting Minutes
Wood County Planning Commission
July 11, 2017 @ 5:30pm

The Wood County Planning Commission met in regular session on Tuesday, July 11, 2017 at the County Office Building in Bowling Green, Ohio. Planning Commission staff in attendance was David Steiner and Katie Baltz. 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-Absent, John Brossia-Present, Doris Herringshaw-Present, Craig LaHote-Present, John Musteric-Present, Donna Schuerman-Absent, Leslee Thompson-Absent, David Wirt-Present.

Mr. Black made a motion to approve the proposed agenda for the July 11, 2017 Planning Commission meeting, Mr. Musteric seconded the motion, Commission members responded in full support.

Old Business

New Business

Mr. Black made a motion to approve the June 6, 2017 Planning Commission meeting minutes, Mr. LaHote seconded the motion. Commission members responded in full support.

Staff Activities Report

Mr. Steiner listed some of the activities performed by Planning Commission Staff in May and June of 2017.

Mr. Alexander asked if the Planning Commission Staff charged Municipalities for meeting with them and providing assistance. Mr. Steiner stated that there was currently no fee schedule in place for such charges. Mr. Alexander stated his concern of the impact on the Planning Commission Staff time.

Mr. Ted Bowlus entered the meeting.

ZONING - PERRYSBURG TOWNSHIP

A Mr. John D. DiSalle, Esq. had submitted an application to rezone Inlot 5 of the Starbright Addition by Fuller Plat 1 from an R-5 Multiple Family Residential zoning classification to a C-2 Community Business District zoning classification.

Mr. Steiner stated that the reason for the request as stated on the rezoning application was that the applicant was in the process of selling said lot and the potential buyer wanted a commercial zoning classification on the lot.

Mr. Steiner stated that the subject property consisted of all of Inlot 5, located at the southwest corner of Starcrest and Oregon roads. Mr. Steiner stated that State Route 795 was located 500 feet to the south, Starbright Boulevard was located approximately 750 feet to the east, and the Walgreen's distribution complex was located 1,850 feet to the west.

Mr. Steiner stated that the subject parcel was currently zoned R-5 Multiple Family Residential and that lands to the north and east were also zoned R-5. Mr. Steiner noted that lands to the south and west were zoned C-2 Commercial and that land use in the area was primarily multi-family residential and medium density commercial.

Mr. Steiner stated that there were no floodplains or wetlands on the parcel, and that all utilities were available to the parcel. The Wood County Comprehensive Land Use Plan has designated the area where the subject parcel is located as being in an Enhancement Area.

Mr. Steiner listed some of the permitted uses within a C-2 Zoning District in Perrysburg Township. Mr. Steiner stated that if the parcel were to be rezoned, any of the permitted uses within the C-2 Zoning Classification would be allowed.

Mr. Steiner stated that he would recommend approval of the item due to the existing land uses in the vicinity and the land use plan designation of the area as an enhancement area.

Mr. Brossia asked how the neighboring carryout was zoned. Kelly Hemminger, Zoning Administrator for Perrysburg Township, stated that the carryout was zoned C-2.

John DiSalle, Attorney for the Applicant, stated that the 2 parcels to the south of the subject parcel were zoned C-2, and contained an ice cream store, Huntington Bank, and also a Credit Union nearby. Mr. DiSalle stated that the new land use plan had also designated this area as a targeted economic development area.

Following a brief discussion, Mr. Black made a motion to recommend that Perrysburg Township approve the request to rezone the parcel of land from an R-5 Multiple Family Residential zoning classification to a C-2 Community Business District zoning classification. Mr. Musteric seconded the motion.

Mr. Brossia asked if knowing the intended end use mattered. Mr. Steiner stated that the preferred approach is not to know the intended end use, as any of permitted uses could occur.

There being no further discussion, 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-Absent, Leslee Thompson-Absent, David Wirt-Yes, motion carried.

PUBLIC FORUM

Mr. Alexander stated that a Mr. Brian McCarthy had requested to be on the agenda under the public forum time. Mr. Steiner stated that he had spoken to Mr. McCarthy, and he had indicated that he would no longer be attending the Planning Commission meeting.

Mr. Black asked Mr. Steiner what the concerns were. Mr. Steiner stated that he believed Mr. McCarthy was concerned about the amount of time it was taking to get plats approved and receive comments back.

Mr. Alexander stated if there were no other comments from the Public, that they could transition into the Chairman's/Commission members' time. Mr. Black stated that he felt it was appropriate to address the issues under the Public Forum time.

Mr. Alexander acknowledged Mr. Black's opinion and stated that it was just a transition of the agenda.

CHAIRMAN'S TIME/COMMISSION MEMBERS' TIME

Mr. Black stated that if individuals have concerns and request to be on the agenda, the Planning Commission members would like to hear them.

Mr. Brossia asked if the concern was with clerical issues were holding the plats up and forcing applicants to bring their plat back to the Planning Commission the following month. Mr. Musteric stated that most of the plats had been approved contingent upon the corrections being made, and were not forced to come back in front of the Planning Commission board.

Mr. Black stated that similar issues had been brought to our attention before and that if there were new issues that they would like to know about them.

Mr. Alexander stated that in the past there had been concerns involving timing and communications issues, and stated that a development forum could be an opportunity for the Planning Commission Director, the County Engineer, and Developers to communicate and reach a mutual understanding of the rules, timelines, and expectations of one another.

Mr. Musteric stated that he would be willing to sit down and have discussions about possible issues and solutions if Mr. Steiner wanted to arrange a meeting.

Mr. Edward Thornton, Feller Finch & Associates, asked Mr. Musteric how long he would need to review a plat before a meeting. Mr. Steiner stated that 20 working days was required by the Planning Commission Subdivision Regulations. Mr. Musteric stated that an additional 2 weeks would be needed to review the plat and allow time for the applicant to make changes before the 20 working day deadline.

Following a brief discussion, Mr. Alexander asked that a possible fee schedule recommendation could be considered at the September Planning Commission meeting.

Mr. Black stated that he would not be present at the August Planning Commission meeting.

DIRECTOR'S TIME

Mr. Steiner stated that the August 8, 2017 Planning Commission meeting would have a full agenda.

There being no further items of business, Mr. Black made a motion to adjourn the July 11, 2017 Planning Commission Meeting. Mr. Allion seconded the motion, Commission members responded in full support, meeting adjourned.