

Meeting Minutes
Wood County Planning Commission
August 8, 2017 @ 5:30pm

The Wood County Planning Commission met in regular session on Tuesday, August 8, 2017 at the County Office Building in Bowling Green, Ohio. Planning Commission staff in attendance was David Steiner and Katie Baltz. 4 guests were in attendance.

Chairman Alexander called the meeting to order.

Roll Call

Tony Allion-Present, Rob Black-Present, Theodore (Ted) Bowlus-Present, John Brossia-Present, Doris Herringshaw-Absent, Craig LaHote-Present, John Musteric-Present, Donna Schuerman-Present, Leslee Thompson-Absent, David Wirt-Present, Chairman John Alexander-Present.
(Ms. Herringshaw entered the meeting at 5:45 P.M.)

Mr. Alexander stated that agenda item #4 – Kapp Subdivision, had been withdrawn from the agenda. Mr. Black made a motion to approve the modified agenda for the August 8, 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 July 2017 Planning Commission meeting minutes, Mr. Musteric seconded the motion. Commission members responded in full support.

Staff Activities Report

Mr. Steiner stated that the staff activities report would be deferred to the September Planning Commission meeting.

ZONING - LAKE TOWNSHIP

Palm Partnership had submitted an application to rezone four parcels of land from a B-1 Neighborhood Business Zoning Classification to an R-1 Residential Zoning Classification in Lake Township.

Ms. Baltz stated that the parcels being rezoned were lots 203, 204, 205 and the northwest 15 feet of lot 206 in the Eastlawn Subdivision in section 12 of Lake Township. Ms. Baltz stated that the reason for the rezoning request as stated on the application was to allow the existing residence to have the proper residential zoning designation, rather than continue as a legal non-conforming use.

Ms. Baltz stated that the property being rezoned consisted of 4 parcels (lots 203-206) of land on the South side of Woodville Road/SR 51, East of Harriet Street, and was approximately 430 feet west of Millbury Rd., and approximately 1050 feet north of Ayers Road in the Village of Millbury.

Ms. Baltz stated that a survey on file in the Wood County Engineer's office shows exactly which parcels were being rezoned, and stated that the applicants had hoped to sell the residence once the property was rezoned.

Ms. Baltz stated that the property was currently zoned B-1 Neighborhood Business, lands to the south and east were zoned B-1 Neighborhood Business and B-2 General Business. Ms. Baltz stated that lands to the west were zoned R-2 Residential and lands to the north were a mix of R-2 Residential and B-1 Neighborhood business.

Ms. Baltz noted that the Wood County Land Use Plan had designated the area where the parcel was located as a Growth Management Area. Ms. Baltz stated that the property did not have any floodplains or wetlands located on the property and public water and sewer were available to this property.

Ms. Baltz stated that the staff would recommend approval of the rezoning application based on the parcel's location near other land zoned residential, the residence on the property that currently existed as a legal non-conforming use, other residences being located nearby, and there being no floodplains or wetlands on the property.

Ms. Baltz stated that the Planning Commission would make a recommendation to Lake Township and ultimately the final decision is up to the Lake Township Trustees.

Mr. Black asked if the applicants owned the property adjacent to the parcels being rezoned. A Mr. Fox responded that, the applicants currently own the whole block adjacent to the parcels being rezoned.

There being no further discussion, Mr. Bowlus made a motion to recommend that Lake Township approve the request to rezone lots 203, 204, 205 and the northwest 15 feet of lot 206 from a B-1 Neighborhood Business Zoning Classification to an R-1 Residential Zoning Classification. Ms. Schuerman seconded the motion. Mr. Alexander called for a vote.

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

ZONING - LAKE TOWNSHIP

A Jennifer Mack, P.O.A had submitted an application to rezone four parcels of land from a B-1 Neighborhood Business Zoning Classification to a B-2 General Business Zoning Classification.

Ms. Baltz stated the applicants requested to rezone inlots 48, 49, 50 and 51 of the Francis Taylor's Addition in section 20 of Lake Township. Ms. Baltz stated that the reason for the rezoning request as stated on the application was that the applicant was selling the property and the purchaser intended to pursue an end use that was more suited to B-2 zoning classification.

Ms. Baltz stated that the property being rezoned was located on the east side of East Broadway Street, on the North side of Taylor Avenue, the parcels are approximately 250 feet south of Moline-Martin Road, and State Route 795 was located 2040 feet to the North.

Ms. Baltz stated that the property was currently zoned B-1 Neighborhood Business. Lands to the North and South were zoned B-1 Neighborhood Business, lands to the East and expanding North and South were zoned R-2 Residential and lands to the West were zoned A-1 Agricultural and M-1 Industrial (Walbridge Rail yard).

Ms. Baltz stated that the Wood County Land Use Plan had designated the area where the parcel was located at as a Growth Management Area, and was also within a Targeted Economic Development Area. Ms. Baltz stated that the property did not have any floodplains or wetlands located on the property and that public water and sewer are available to this property.

Ms. Baltz listed some of the permitted and conditional uses allowed in the B-2 General Business classification of Lake Township's zoning resolution.

Ms. Baltz stated that the Planning Commission staff would recommend approval of the rezoning application due to the parcel's location near other land being zoned and used for business and industrial uses, being located on/near major roads, there being no floodplains or wetlands on the property, the property having public utilities, and the property located within a Targeted Economic Development Area.

Mr. Alexander asked if the applicant had any comments. Ms. Megan Malczewski stated that she represented the buyer of the property, Mr. Steve Keegan of KBR Flooring. Ms. Malczewski stated that the existing buildings would be used for office and warehouse storage for their flooring business.

Mr. Brossia asked if the new owners plan on building close to the residential area. Ms. Malczewski stated that there was no intention to build at all, and the proposed buyers had planned to use the existing buildings.

Ms. Herringshaw entered the meeting at 5:45 P.M.

Mr. Musteric asked if any site improvements would be made to the site such as parking. Mr. Keegan stated that no improvements were planned.

There being no further discussion, Mr. Black made a motion to recommend that Lake Township approve the request to rezone 4 parcels of land from a B-1 Neighborhood Business Zoning Classification to a B-2 General Business Zoning Classification. Mr. Allion seconded the motion, Mr. Alexander called for a vote.

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

Mr. Brossia asked if there were no improvements being made, what had been the purpose of requesting a zoning change. Mr. Steiner stated that the buyer's intended end use would not have been permitted in a B-1 zoning classification.

ZONING - LAKE TOWNSHIP

Northwood Realty had submitted an application to rezone 26.5 acres of land in Section 6 of Lake Township from an M-1 Light Industrial zoning classification to an M-2 Heavy Industrial zoning classification.

Mr. Steiner stated that the applicant desired to sell the property to Bowers Asphalt Company located directly to the south of the subject parcel.

Mr. Steiner stated that the parcel was located at the northwest corner of East Broadway and Walbridge Roads, Isch Road was located approximately 4000 feet to the south, and the Village of Walbridge was located directly to the east of the parcel.

Mr. Steiner stated that the parcel was currently zoned M-1 Light Industrial, lands to the west and south were zoned M-2 Heavy Industrial, and lands to the north were zoned M-1 Light Industrial. Mr. Steiner noted that lands to the east were located in the Village of Walbridge, and were zoned M-2 General Industrial.

Mr. Steiner stated that the Wood County Land Use Plan had designated the parcel as being in an enhancement area, and just outside of a targeted economic development area. Mr. Steiner stated that land use in the area is primarily industrial.

Mr. Steiner stated that the subject parcel had no wetlands, but there was 500 year floodplain located over the entire parcel. Mr. Steiner stated that this level of floodplain would not be regulated by the Planning Commission Office or by FEMA. Mr. Steiner noted that there were no public utilities available to the parcel.

Mr. Steiner listed some of the uses that would be permitted within an M-2 Heavy Industrial District.

Mr. Steiner stated the requested zoning would fit in with the land uses in the immediate area, and is close in line with what the land Use Plan has identified the area as being. Mr. Steiner stated that an M-2 designation is appropriate for the proposed end use, and would recommend approval of the rezoning request.

Mr. Brossia asked if Lake Township had to notify the neighboring residence of the rezoning request. Mr. Steiner stated that Lake Township is required to notify neighboring properties of their public hearings, per the Ohio Revised Code.

Mr. Black asked if Mr. Steiner had had any conversations with the applicant, or if he was aware of why the applicant was not in attendance. Mr. Steiner stated that he had not had any discussions with the applicant.

There being no further discussion, Ms. Schuerman made a motion to recommend that Lake Township approve the request to rezone 26.5 acres of land in Section 6 of Lake Township from an M-1 Light Industrial zoning classification to an M-2 Heavy Industrial zoning classification. Mr. Bowlus seconded the motion, Mr. Alexander called for a vote.

Tony Allion-Yes, Rob Black-No, Theodore (Ted) Bowlus-Yes, John Brossia-Yes, Doris Herringshaw-Yes, Craig LaHote-Yes, John Musteric-No, Donna Schuerman-Yes, Leslee Thompson-Yes, David Wirt-Yes, John Alexander-Yes.

PUBLIC FORUM

CHAIRMAN'S TIME/COMMISSION MEMBERS' TIME

Mr. Alexander stated that copies of email communications had been forwarded to Planning Commission members from Mr. Greg Feller regarding concerns with the Engineer's office. Mr. Alexander stated that a meeting would be held to discuss those concerns. Mr. Musteric stated that Mr. Feller would be coming in to discuss other items on the following day, August 9th, and that Planning Commission staff members and board members would be welcome to attend. Mr. Alexander stated that he would make every effort to attend the meeting.

DIRECTOR'S TIME

Mr. Steiner stated that members of the Commission would be needed to participate in his annual employee review.

There being no further items of business, Ms. Thompson made a motion to adjourn the August 8, 2017 Planning Commission Meeting. Mr. Black seconded the motion, Commission members responded in full support, meeting adjourned.