

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

The Wood County Planning Commission met in regular session on Tuesday, December 5, 2017 at the County Office Building in Bowling Green, Ohio. Planning Commission staff in attendance was David Steiner and Katie Baltz. 12 guests were in attendance.

Chairman Alexander called the meeting to order.

Roll Call

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

Mr. Alexander made a motion to approve the agenda for the December 5, 2017 Planning Commission meeting, Commission members responded in full support.

Old Business

New Business

Mr. Allion made a motion to approve the November 2017 Planning Commission meeting minutes, Mr. Bowlus seconded the motion. Commission members responded in full support.

Staff Activities Report

Mr. Steiner read a list of activities that had been completed from the staff activities report for the month of November.

SUBDIVISION - PERRYSBURG TOWNSHIP

A Nick Neiderhouse had submitted an application to rezone 37.9 acres of land from an R-3 Suburban Residential (medium density) zoning classification to an A-1 Agricultural zoning classification in Perrysburg Township.

Ms. Baltz stated that the parcel was located on Neiderhouse Road in Section 16 of Perrysburg Township. Ms. Baltz stated that the reason for the rezoning request as stated on the application was that the applicant would like to develop the property into large single-family residential lots.

Ms. Baltz stated that the land being rezoned was located on the North side of Neiderhouse Road approximately 2070 feet/0.4 mile east of State Route 199, and is located 2747 feet/0.52 mile west of Thompson Road.

Ms. Baltz stated that the property being rezoned was currently 40 acres and had 2 zoning designations. The north 37.9 acres of land that were being re-zoned were currently zoned R-3 Suburban Residential (Medium Density) and the south 100 feet of land, measuring approximately 3 acres in size was zoned A-1 Agricultural, and will remain unchanged. Ms.

Baltz stated that lands to the South, East and West were currently zoned A-1 Agricultural and lands to the Northwest were zoned Planned Unit Development-Residential (PUD-R) and were home to the Emerald Lakes Subdivision. Ms. Baltz stated that lands Northeast of the property were zoned PUD-R and were part of the Wexford and Oak Meadows subdivisions.

Ms. Baltz stated that the Wood County Land Use Plan has designated the area where the parcel is located as being in an Enhancement Area. Ms. Baltz stated that the property did not contain any floodplains or wetlands and Public water and sewer were not currently located on this property.

Ms. Baltz stated that staff recommendation would be to recommend approval of the zoning request. Ms. Baltz stated that a portion of the parcel was already zoned A-1 Agricultural and the parcel adjoined other parcels zoned A-1 Agricultural. Ms. Baltz stated that there were no floodplains or wetlands on the property and the public utilities were not available on site. Ms. Baltz noted that the Planning Commission would only make a recommendation to Perrysburg Township and that ultimately the Township has the final decision.

Mr. LaHote asked if this was a reversal of a previous zoning change. Ms. Baltz stated that the Township could elaborate if necessary, but that it was in fact a reversal of a previous zoning change.

Ms. Schuerman asked if public utilities would be required for more dense housing, and if larger lots would be allowed to have septic systems. Ms. Baltz stated that subdivisions would require public water and sewer, and that the proposed 5 acre lots or even 2 acre parcels could have a septic system on site.

There being no further discussion, Mr. Bowlus made a motion to recommend that Perrysburg Township approve the request to rezone the 37.9 acres of land from R-3 Suburban Residential to A-1 Agricultural. Ms. Schuerman seconded the motion. Mr. Alexander called for a vote.

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

SUBDIVISION - LAKE TOWNSHIP

A Jean Witt had submitted an application to rezone 1 parcel of land from an R-2 Residential zoning classification to a B-1 Neighborhood Business zoning classification in Section 3 of Lake Township.

Ms. Baltz stated that the reason for the rezoning request as stated on the application was that the applicant felt that the residential designation was not suitable for living purposes as the parcel was located very close to the active railroad tracks.

Ms. Baltz showed a map that illustrated that the property was located on the South side of Plumey Road and East of Lemoyne Road. Ms. Baltz stated that the parcel was surrounded by

parcels zoned R-2 Residential, and that there were industrially zoned parcels that are owned by Toledo Edison to the Northwest of the property.

Ms. Baltz stated that the Wood County Land Use Plan had designated the area where the parcel was located as being in an Enhancement area. Ms. Baltz noted that public utilities were available to the site and that there were no wetlands on the property. Ms. Baltz stated that property was within the 500 year floodplain, however, that level of floodplain designation was not regulated by Wood County.

Ms. Baltz stated that the B-1 Neighborhood business district was defined as: B-1 Neighborhood Business District defined as:

“Retail and service establishments which cater to and can be located in close proximity to or within residential districts without creating undue vehicular congestion, excessive noise or other objectionable influence. To prevent congestion, local retail and service uses include only those enterprises which normally employ less than ten (10) persons”.

Ms. Baltz listed some of the permitted and conditional uses allowed within the B-1 Neighborhood business district in Lake Township. Ms. Baltz stated that there were Commercial buffering requirements in Lake Township.

Ms. Baltz stated that the Planning Commission Board should discuss the details of the rezoning request before making a recommendation.

Mr. Alexander asked if the general area of the rezoning request was mostly residential. Ms. Baltz stated that it was mostly residential in the close proximity of the rezoning request but that there was commercial and industrial nearby. Mr. Steiner stated that the size of the parcel would make it difficult to put a residential structure on the parcel.

Mr. Brossia asked if there would be enough buildable area after meeting the commercial buffering requirements. Mr. Steiner stated that he thought that Lake Township had a 50 foot buffer between Residential and non-residential, which could be reduced if certain requirements were met. Mr. Brossia stated that a property of this size may not be large enough for a business after meeting buffering requirements.

Ms. Jamie Stanley, Lake Township Zoning Inspector stated that Lake Township was neutral to the rezoning request. Ms. Stanley stated that they would consider all of the uses that could be allowed in a B-1 district and not just what was being proposed.

Following a brief discussion, Mr. Brossia made a motion to recommend that Lake Township deny the request to rezone one parcel of land from R-2 Residential to B-1 Neighborhood Business. Mr. Brossia stated that once all of the commercial buffering setbacks were met, that there would not be much room left to build. Mr. Allion seconded the motion and stated that there wasn't an easy way to buffer for the residents on the north side of Plumey Road, and that the location wasn't appropriate for any kind of business. Mr. LaHote stated that the neighbors next door were close to the railroad and that being close to the railroad might be undesirable but was manageable.

There being no further discussion Mr. Alexander called for a vote.

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

ZONING – LAKE TOWNSHIP

A James Mlynek submitted an application to rezone part of Lot 34 and all of Lot 35 of the Ketchams Crescus Farms subdivision in Lake Township from an R-2 Residential zoning classification to a B-2 General Commercial zoning classification.

Mr. Steiner stated that the applicant had indicated on their rezoning application that they would like to maintain the consistency of the Woodville Road corridor by having a commercial zoning classification on the subject parcels. Mr. Steiner stated that the owners were currently running a leaf composting operation on the property.

Mr. Steiner stated that the subject property was located at the southeast corner of Bailey and Woodville Roads in part of Lot 34 and all of Lot 35 of the Ketchams Crescus Farms Addition. Mr. Steiner stated that Bradner Road was approximately 930 feet to the east of the parcels, Matthews Road was 1,710 feet to the west, and Walbridge Road was approximately 1,350 feet to the north.

Mr. Steiner stated that there were other businesses located nearby, such as a tavern, a distribution corporation, an auto parts store, and the Woodville Nursery.

Mr. Steiner stated that different zoning maps showed different zoning classifications for the subject parcel. One map shows the subject parcels as being zoned R-2, and a different zoning map shows the subject parcels as being zoned B-2. Lands to the west were zoned R-2 Residential, Lands to the south were zoned B-2 Commercial, Lands to the north were zoned B-1 and B-2 Commercial. Mr. Steiner stated that existing land use in the area surrounding the subject parcels varied between commercial uses and residential uses, all occurring on parcels that may or may not be zoned for these uses. Mr. Steiner stated that the Wood County Future Land Use Plan has the area where the parcels are located at as being in an enhancement area and a growth management area. Mr. Steiner stated that there were no floodplains or wetlands at the site.

Mr. Steiner showed different zoning maps that showed the different zoning classifications.

Mr. Steiner read the definition for the B-2 General Commercial Zoning District and listed some of the permitted and conditional uses allowed within that district. Mr. Steiner stated that any of these uses would be permitted if the rezoning request were approved. Mr. Steiner stated that commercial uses would need to meet Lake Townships buffering requirements.

Mr. Steiner noted that the Planning Commission is only making a recommendation to Lake Township, and that Lake Township has the final decision as to what the property becomes zoned as.

The applicant, Mr. James Mylnek, stated that he owned 5 parcels of land across the street from the property being rezoned, has owned land on Woodville Road since 1960, and is a good neighbor. Mr. Mylnek stated that his business was classified as a Class 3 Composting facility by the Ohio EPA and was intaking leaves from many neighboring communities. Mr. Mylnek stated that the parcels that are being rezoned were purchased and cleared of debris in January of 2017 with the hope of expanding the existing business operations. Mr. Mylnek stated that a natural buffer strip of trees was kept in place along Bailey Road.

Mr. Mylnek stated that in June his company had placed some leaves on the subject parcels and complaints were made and the EPA was called out. Per the OEPA, the subject parcels were allowed to be used as a yard transfer station. Mr. Mylnek stated that material could be placed on a property but could not be turned or composted on site; however it could be moved back to the composting facility.

Mr. Brossia asked if there was a smell to the leaves. Mr. Mylnek stated that it did not smell. Mr. Mylnek stated that he invited the media, the Lake Township Trustees and Zoning Inspector to his property to look and smell. Mr. Mylnek stated that if there was any smell that it could be compared to a sweet tobacco smell that dissipates quickly. Mr. Mylnek stated that no odor complaints had been filed against him.

Mr. Alexander asked if there was a time limit set by the EPA on how long the leaves or other products could be left sitting. Mr. Mylnek stated that there was no time limit, however it was not their intention to let the leaves sit. Mr. Steiner stated that any B-2 permitted use would be allowed if the parcel were to be rezoned.

Mr. Alexander asked if the Township representative would like to comment. Ms. Jamie Stanley, Lake Township Zoning Inspector, stated that the Township could see both sides of the issue. Ms. Stanley stated that it was less about what was going on right now, and more about what could potentially happen if the parcel were rezoned. Ms. Stanley stated that the zoning designations vary all along Woodville Road and there is no rhyme or reason as to why parcels are zoned the way they are.

Mr. Jerry Parker stated that he was an Attorney who represented many property owners on Bailey Road. Mr. Parker stated that he felt the issue was not a composting yard; the issue was that the applicant performed an unlawful use and wasn't sited by the Township. Mr. Parker stated that the zoning of the parcel wasn't confirmed and that it was proposing a B-2 in the middle of a residential neighborhood and that owners were trying to preserve the values of their property. Mr. Parker stated that he felt a composting facility wouldn't even be permitted in a B-2 District. Mr. Parker stated that he would be submitting a petition signed by 42 people against the rezoning of the parcels into the record. Mr. Parker stated that an old plat from 1915 shows the residential properties surrounding the parcel being requested to be rezoned.

Mr. Parker stated that the zoning map he has found shows that the parcel is zoned residential and the predominant zoning in the area is R-2. Mr. Parker stated that the area in question is in an Enhancement area of the Wood County Land Use Plan and not a growth area and they should try to preserve what is there. Mr. Parker stated that the permitted uses allowed in a B-2 district would interfere with and destroy the quiet residential character of the neighborhood where these people live. Mr. Parker stated that he is surprised that the Township had not sited the applicant for operating unlawfully.

Mr. Parker stated that Composting did not qualify as an Agricultural or retail sales use. Mr. Parker stated that he felt a composting operation should be rezoned to an Industrial Zoning Classification instead of Commercial, and that it would be a Conditional Use.

Mr. Mylnek stated that Woodville Road is a major East/West highway with continuous traffic and that this corridor should be commercial. Mr. Mylnek stated that his operation was approved for the usage of the property by the EPA and have guidelines to follow, that they have yearly inspections and zero violations.

Mr. Alexander stated that there was residential to the rear of the property. Mr. Mylnek stated that the frontage of the property would be on Woodville Road.

Audience member, Mr. James Pasche, stated that his wife had allergies and health issues and was concerned that the turning of the leaves would release mold spores, as well as concern about chemicals leaching into his well and affecting their health. Mr. Parker stated that the issue was not the compost, the B-2 zoning in a residential area was the issue.

Mr. LaHote asked if the business would be allowed to have an entrance from Bailey Road. Mr. Steiner stated that he believed it would have to be on Woodville Road, but it would be up to the Township.

Mr. Allion asked if we knew the zoning of the existing parcel across the road. Mr. Steiner stated that it was zoned commercial. Ms. Schuerman stated that since we didn't know exactly how the existing parcel was zoned or if it were rezoned, the item should be tabled until research had been done. Mr. Steiner stated that the item had been researched extensively and that the Township lost files due to a Tornado, and that there was not a clear answer.

Mr. Brossia asked why the property was being rezoned if they had the EPA approval and the Township approval. Mr. Mylnek stated that they did not have the Township approval and that the Township wanted him to rezone the property to Commercial since it was unclear on exactly how the property was currently zoned. Mr. Brossia asked if it were rezoned to B-2, if he could operate as he would like. Mr. Mylnek stated that the Township told him B-2 would be the best fit.

Ms. Stanley stated that the Township Solicitor had reviewed the information and It was determined that B-2 would be the best fit based on how surrounding properties are zoned. Ms. Penny Getz, Middleton Township Trustee, suggested that Lake Township take a look at overlay zones in order to clean up Woodville Road.

Ms. Schuerman left the meeting at 6:35.

Mr. Allion made a motion that the Planning Commission recommend that Lake Township rezone the parcel so that the front half of the parcel along Woodville Road be rezoned to B-2 and that a reasonable/remaining amount of the parcel along Bailey road remain R-2 in order to provide additional buffering. Mr. Allion stated that the recommendation should include the statement that the Planning Commission didn't feel that this type of activity should be permitted within a B-2 district and that the Township should look at that issue before rezoning. Mr. LaHote seconded the motion. Mr. Brossia asked if it was possible to rezone a parcel this way. Mr. Steiner stated that it was possible, but would like a legal description to show how each area would be zoned. Mr. Alexander called for a vote.

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

Mr. Alexander stated that he would recuse himself from Agenda items #4 and #5. Mr. Alexander stated that Mr. Musteric would act as Chairman pro tem. Commission members responded in full support.

SUBDIVISION – MIDDLETON TOWNSHIP

Mr. Steiner stated that the next item on the agenda was the Final Plat entitled River Bend Lakes Plat 4. Mr. Steiner stated that Feller Finch and McCarthy Builders had submitted a Plat entitled River Bend Lakes Plat 4, the 4th phase in the original Riverbend Subdivision. Mr. Steiner stated that the plat would have road access by way of Grand Bank Way.

Mr. Steiner stated that the plat included 15 lots covering approximately 10.834 acres of land and Plat improvements include streets, sidewalks, curbs, gutters, utilities and a retention pond. Mr. Steiner stated that he had found minor scrivener errors on the plat and that the footprint of the retention pond was difficult to follow. Mr. Steiner stated that the County Engineer had indicated that he had stopped his review of the plat due to there being too many errors.

Mr. Musteric stated that there were errors on the closure sheets with 3 of the first 5 lots reviewed. Mr. Musteric agreed that there was an issue with the retention pond on the drawing.

Mr. Greg Feller stated that he was not sure why the closure did not match, and that the errors have since been corrected. Mr. Feller stated that he personally felt that ponds and ditches should not be shown on plats as it is a design issue. Mr. Musteric asked if construction plans had been sent to Middleton Township. Mr. Feller stated that he didn't think he had sent construction plans for this plat as they had been done before, and knew that it should be done going forward.

Mr. Musteric stated that there were two different plats submitted for the meeting, and that one listed Ray Huber as County Engineer, and one listed John Musteric. Mr. Musteric stated

that one plat included the Township Trustees and that one did not. Mr. Finch stated that his offered has put another person in place to review plats to hope to remedy these issues.

Mr. Finch stated that in the past the Township Trustees had been listed on the plat, and their names were crossed off and they did not sign the plat so he stopped adding them to the Plat. Mr. Musteric stated that he thought that it was a requirement of the plat list to obtain the Township's signatures and would encourage them to list the Township Trustees in the future. Following a brief discussion, Mr. LaHote made a motion to deny the Final Plat Riverbend Lakes Plat 4. Mr. Bowlus seconded the motion. Mr. Musteric called for a vote.

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

SUBDIVISION – MIDDLETON TOWNSHIP

Mr. Steiner stated that Feller Finch and McCarthy Builders had submitted a Plat entitled Village at Riverbend Plat 3. Mr. Steiner stated that this was the third phase of the existing Village at Riverbend development and contained 28 lots and covered approximately 14.4 acres of land.

Mr. Steiner stated that this was the first plat to be located at the northeast corner of Village Drive and Roachton Road. Mr. Steiner stated that the eastern boundary bordered the existing Saddlebrook Development, the north bordered Roachton Road and the South and west of the plat bordered unplatted land.

Mr. Steiner stated that plat improvements were available to the plat. Mr. Steiner stated that Ms. Baltz had reviewed previous discussions regarding connectivity and expectations were still somewhat unclear. Mr. Steiner stated that connectivity needed to be discussed again and a definitive answer needed to be in place regarding when connectivity would be expected.

Mr. Feller stated that Mr. Brian McCarthy planned to develop plat three as submitted, then develop plat four directly south of plat three, and then move back over to the west and develop plat five directly below plat two, which would make the connection to River Bend Lakes.

Mr. Musteric stated that he went through the connectivity notes that Ms. Baltz had provided, Mr. Musteric stated that in "October 2016 Mr. Feller stated that plat three of the Village at Riverbend would connect with this subdivision, referring to River Bend Lakes", Mr. Musteric stated that this was when plat three was considered to be south of plat two in the Village at Riverbend, but now plat three was moved over to the east side. Mr. Musteric stated that now an additional plat is being proposed before the connection is being made. Mr. Musteric asked how far south Stone Hedge Drive was in the Saddlebrook subdivision to the east.

Mr. Feller stated that he thought that it may be one more cul de sac south, but wasn't sure. Mr. Feller stated that the original intention was to develop plat three south of plat two, however plat three was changed to be the plat on the east side due to the Northwestern Water and Sewer District wanting the water line to be connected through the proposed plat three into

Saddlebrook. Mr. Musteric stated that maybe Northwestern Water and Sewer District should approve the plats then.

Mr. Musteric stated that he felt that the Planning Commission was being played because the plan was to develop plat three south of plat two and the connection was going to be made. Mr. Musteric stated that Commission was also told that in River Bend Lakes the next plat was going to make the connection and then the plat that was submitted didn't provide the connectivity. Mr. Musteric stated that Mr. Steiner was right in that the Planning Commission needed to make a decision that on the next plat it must make the connection or the Commission will not approve it, whether it's on the east or the west.

Mr. Musteric stated that Stone Hedge Drive (Stonebridge Lane) on the East was south of the proposed plat three. Mr. Feller stated that Stonebridge Lane was a couple of plats down.

Mr. Jeff Ford Middleton, Township Zoning Inspected stated that Mr. Feller and Mr. McCarthy stated that next plat would be on the west side and they weren't planning on going east. Mr. Ford stated that a final plat is not approved and yet there is asphalt and curbs and utilities in on the east side and there is a dead-end road that doesn't go anywhere and doesn't have the temporary turn around that is supposed to be there. Mr. Ford asked how a school bus or snow plow is supposed to turn around. Mr. Feller stated that his firm designs the plans and gets them approved and does not control the contractor.

Mr. Feller stated that his recollection was that the next plat on the west side would make the connection, rather than waiting for two plats on the west as originally proposed. Mr. Musteric stated that Mr. Feller was correct except that plat three would make the connection, but now plat three is being switched over to the east side due to a conversation with Northwestern water and sewer district. Mr. Musteric stated that the left turn lane was supposed to be installed with this subdivision and it seemed that they are always arguing about something.

Mr. Ford stated that another dead-end road like the ones at River Bend Lakes was unsafe and difficult to plow snow especially with kids outside waiting for the school bus. Mr. Brossia asked if the township could force the Developer to install the required turnarounds. Mr. Musteric stated that it was the County's responsibility and that if the turnarounds were not installed for the winter then he suggested that the plat be denied.

Ms. Penny Getz stated that the Township had stacks of things for the different Riverbend Subdivisions and things are constantly changing. Mr. Feller stated that what was being presented had not changed. Mr. Musteric stated that the order of plats and making the connection changed. Mr. Feller stated that he thought that the connectivity questions had all been answered in previous discussions. Ms. Baltz stated that previous discussions had confirmed that the connection would be made on the west side with the plat south of plat two. However, it was not clearly stated whether the Commission would require that connection to be made before the development could begin on the east side because at that time the east side was a different product.

Mr. Finch stated that he thought that everything was agreed upon and did not think that Mr. McCarthy was trying to deceive the board but that he was trying to develop the subdivision in the most economical and practical way possible.

Mr. Allion asked if there would be a connection with Thistledown in Saddlebrook. Mr. Musteric stated that Thistledown was not a stub street that connected. Mr. Allion asked if the next plat on the west would make the connection. Mr. Feller stated that the next plat on the west side would make the connection. Mr. Musteric stated that his issue was plats being developed on the east before moving back to the west to make the connection.

Mr. Musteric asked how far it would be to make the connectivity to Stonebridge. Mr. Feller stated that it was a function of the sewer and issues with Northwestern water and sewer and extending the sewer. Mr. Musteric asked if the sanitary sewer was shown as running across on the preliminary plat. Mr. Finch stated that he was not sure. Ms. Herringshaw asked what could be done, even if only temporarily to provide connectivity.

Mr. Ford suggested that in the spring, the road on the east side be extended south and the connection be made at Stonebridge Lane in Saddlebrook. Mr. Finch stated that you cannot put a long street in without lots because it was not financially feasible, and that lots couldn't be put in yet because of the sewer issue. Mr. Steiner stated that the Subdivision Regulations do not allow more than 4 or 5 lots without sanitary sewer.

Mr. Allion stated that it sounds like the Stonebridge wouldn't be made soon at all. Mr. Feller stated that Mr. McCarthy was developing a couple of plats per year, and that hopefully it wouldn't be too long before the connection would be made, but it wouldn't be immediate. Mr. Musteric stated to clarify, that the next planned plat, plat four, would be south of plat three on the east and then plat five would be on the west south of plat two, and then plat six would come back over to the east, but it still might not be far enough south to make the connection.

Mr. Allion stated that there might be a connection on the west side by the end of next year if things go right, but we would be creating another issue on the east side. Mr. Finch stated that there would be a cul de sac on the east side with hypothetical plat four, so at least people would be able to turn around.

Mr. Allion asked if the Commission would be satisfied with some sort of motion that included a requirement that the connection be made to Waterville Drive to the west in the calendar year of 2018. Mr. Brossia asked if it wasn't done, what would happen, since turn arounds aren't being installed. Mr. Allion stated that he realized there were other issues that needed to be addressed, but our recourse could be to not approve additional plats until the connection is made.

Mr. Brossia asked what recourse did the commission have, if the developer was not installing turnarounds, who would patrol it, and why should the Commission approve more if they are

not doing what is supposed to be done. Mr. Musteric stated that it was up to the County Engineer to patrol it, and if they are not putting it in, they can put money in escrow.

Mr. Ford stated that the turn lane on Roachton Road had not been discussed yet. Mr. Feller stated that the turn lane would be done in the spring. Mr. Musteric stated that it was discussed that that contractor did not want to open up the road and have a mess all winter.

Mr. Musteric stated that Mr. Brossia brought up a good point about the turn arounds not being installed. Mr. Musteric stated there will be discussions in the near future with the development community regarding the subdivision regulations.

Mr. LaHote stated that the risk is that the market changes and there are not additional plats. Mr. Allion stated that the hammer the Commission has is that Mr. Finch stated that the plan is to do the cul de sac on the east and then move to the west to make the connection. Mr. Feller asked if the plat four was done on the east at the beginning of 2018, but the west wasn't put in by the end of 2018, could it be done in 2019. Mr. Ford said that the point is to have the connection in 2018 since it should have already been done before plat three on the east. Mr. Allion stated that he can't imagine that the Commission would approve a plat four on the east side in the middle of the summer if it doesn't look like the connection will be made in 2018.

Following a brief discussion, Mr. Allion made a motion to approve the final plat of the Village at Riverbend Plat Three with the condition that the connectivity to Waterville Drive going west with Sunset Maple Drive must be made during the calendar year 2018. Mr. Bowlus seconded the motion. Ms. Baltz stated that Sunset Maple Drive should be called East Sunset Maple Drive. Mr. Brossia stated that he thought that somebody should make the developer put in the turnarounds. Mr. Musteric stated that it was on his office to enforce the turnarounds. Mr. Ford stated that there was a dedicated drive to the Northwestern Water and Sewer pump station that was supposed to be stone and was no longer there. Mr. Allion amended his motion to include the name change to East Sunset Maple Drive in Plat three and to include the suggested corrections to the plat. Mr. Musteric called for a vote.

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

Mr. Alexander re-assumed the position as Chair.

SUBDIVISION RULES AND REGULATIONS AMENDMENT

Mr. Steiner stated that there was an amendment to the Subdivision Rules and Regulations regarding frontage requirements in un-zoned townships. Mr. Steiner stated that the amendment was to require that all newly created parcels must maintain the minimum required frontage up to their front yard setback line. Mr. Steiner stated that the proposed language reads "all newly created parcels shall maintain their minimum frontage to the front yard setback line of the parcel".

Mr. Musteric stated that he thought that had Lucas County had something similar in their regulations. Mr. Steiner stated that there would be a hearing for the amendment.

Ms. Herringshaw made a motion to approve the amendment to the subdivision rules and regulations as written, Mr. Brossia seconded the motion. Mr. Alexander called for a vote.

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

PUBLIC FORUM

CHAIRMAN'S TIME/COMMISSION MEMBERS' TIME

Mr. Alexander stated that fee schedule discussions had occurred over a period of time. Mr. Alexander made a motion that the Planning Commission make a recommendation to the Wood County Commissioners that an appropriate fee schedule be established and implemented for services rendered by the Wood County Planning Commission staff. Mr. Alexander stated that this may help the Commissioners understand the financial circumstances, the staffing circumstances, the supply cost, the administrative cost as long as it was an appropriate cost and not burdensome fee schedule. Mr. Musteric seconded the motion. Mr. Musteric called for a vote.

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

Mr. Brossia stated that what was happening on Glenwood Road (north of Route 20) was a shame and thought that something should be done even if the area was unzoned. Mr. Brossia stated that it was a mountain of dirt and concrete and the road is getting torn up.

DIRECTOR'S TIME

Mr. Steiner stated that he was working with the Clerk in the County Commissioners Office to replace the Planning Commission members who were leaving. Ms. Herringshaw stated that they had 5 or 6 applications for review and received a recommendation from the Mayor of Bowling Green.

There being no further items of business, Chairman Alexander moved to adjourn the December 6, 2017 Planning Commission Meeting, Mr. Musteric seconded the motion, Commission members responded in full support, meeting adjourned.