

Meeting Minutes
Wood County Planning Commission
May 1, 2018 @ 5:30pm

The Wood County Planning Commission met in regular session on Tuesday, May 1, 2018 at the County Office Building in Bowling Green, Ohio. Planning Commission staff in attendance was David Steiner and Katie Baltz. Planning Commission members in attendance were Tony Allion, Rob Black, Ted Bowlus, John Brossia, John Musteric, Barbara Ruland and Eric Wineland. 1 guest was in attendance.

Rob Black called the meeting to order.

Old Business

New Business

Ms. Ruland made a motion to approve the April 2018 Planning Commission meeting minutes. Mr. Musteric seconded the motion and noted that a correction needed to be made on page four. Mr. Musteric stated that he had voted yes, not as no, as written in the minutes. Commission members responded in full support.

Staff Activities Report

Mr. Steiner stated that the staff activities report would be moved to the Director's time in the future. Mr. Steiner read a list of activities that had been completed by the staff for the month of April 2018.

SUBDIVISION - MIDDLETON TOWNSHIP

Feller Finch & Associates had submitted two (2) letters requesting preliminary plat extensions on two (2) plats in Middleton Township. Said plats were Riverbend Lakes Plats 4-6 as well as for the remaining plats in the Village at Riverbend.

The extension request had been on the April 2018 Planning Commission agenda and had been tabled due to there being unanswered questions about the plats.

Mr. Steiner stated that applicants would like a one year extension for the remainder of the Village at Riverbend Plat.

Greg Feller, of Feller Finch and Associates was present to represent the applicant. Mr. Feller stated that the overall preliminary plat was approved and was only good for a year. Mr. Feller stated that Plats 1-3 were built, Plat 4 will likely be approved soon, and that Plat 5 will hopefully begin in the fall.

Mr. Black stated that there was some confusion regarding the placement of the plats and the relating plat numbers being changed. Mr. Feller stated that he would prefer to have the overall development approved and to develop chunks of land as the market allows. Mr. Musteric and Mr. Black stated that in future, to not change the plat numbers, but to keep them the same, even if the plats are being developed out of numerical order.

Mr. Black asked what the status was for the turning lane into the development. Mr. Feller stated that the plans had been approved in the fall and had been put on hold due to weather. Mr. Feller stated that he was not sure of the timeline to begin. Mr. Musteric stated that the money for the turn lanes was in escrow, as required. Mr. Black stated that public safety is not taken care of by money being in escrow.

Mr. Black stated that Plat 3 was approved with the condition that connectivity be made with future plats in the calendar year of 2018. Mr. Black asked if the plan was still to connect in 2018. Mr. Feller stated that the hope was to connect with the approval of plat 5 in the fall.

Mr. Black thanked Mr. Feller for coming to the meeting to answer the Planning Commission's question. Mr. Feller stated that Mr. McCarthy just informed him that his hope was to begin the turn lane after school was out, in June.

Mr. Allion made a motion to approve the extension request for the Village at Riverbend. Mr. Bowlus seconded the motion. Mr. Black called for a vote.

Steve Arnold-Absent, Rob Black-Yes, Theodore (Ted) Bowlus-Yes, John Brossia-Yes, Doris Herringshaw-Absent, Craig LaHote-Absent, John Musteric-Yes, John Schuerman-Absent, Eric Wineland-Yes. Tony Allion-Yes, Barbara Ruland-Yes. Motion carried.

Mr. Brossia asked if the Commission had any power to do anything if the connection is not made in 2018. Mr. Brossia stated that the Commission wouldn't stop the Developer from making the connection in 2020 because they didn't do it on time. Mr. Allion stated that this was the only tool that the Commission had to try to push the connectivity issue. Mr. Allion stated that it may be a lesson well learned and to discuss requiring immediate connectivity for future plats in the County.

Mr. Steiner stated that the second plat that Feller Finch & Associates was requesting an extension for was Riverbend Lakes. Following a brief discussion, Mr. Allion stated that the stub street that was agreed to was not shown in the plat. Mr. Feller stated that he would make sure that the stub street would be shown in future plans.

Mr. Bowlus made a motion to approve the extension request for the Riverbend Lakes Subdivision. Mr. Wineland seconded the motion. Mr. Black called for a vote.

Rob Black-Yes, Theodore (Ted) Bowlus-Yes, John Brossia-Yes, Doris Herringshaw-Absent, Craig LaHote-Absent, John Musteric-Yes, Barbara Ruland-Yes, John Schuerman-Absent, Eric Wineland-Yes. Tony Allion-Yes, Steve Arnold-Absent, Motion carried.

Grant Presentation

Mr. Steiner gave a detailed presentation highlighting all of the different grants that the Planning Commission administers, including: CDBG Allocation, CHIP, Neighborhood Revitalization, Economic Development, Critical Infrastructure, and Residential Public Infrastructure grants.

PUBLIC FORUM

CHAIRMAN'S TIME/COMMISSION MEMBERS' TIME

DIRECTOR'S TIME

Mr. Steiner stated that he had spoken to Assistant Prosecuting Attorney Linda Holmes about coming in to speak to the Planning Commission Members in the near future about a variety of issues.

There being no further items of business, Mr. Wineland made a motion to adjourn the May 1, 2018 Planning Commission Meeting, Mr. Musteric seconded the motion, Commission members responded in full support, meeting adjourned.