

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

The Wood County Planning Commission met in regular session on Tuesday, June 5, 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, Steve Arnold, Rob Black, Ted Bowlus, John Brossia, Doris Herringshaw, Craig LaHote, John Musteric and Barbara Ruland. 16 guests were in attendance.

Rob Black called the meeting to order.

Old Business

New Business

Mr. Allion made a motion to approve the May 2018 Planning Commission meeting minutes. Mr. Musteric seconded the motion, Commission members responded in full support.

VARIANCE - PERRYSBURG TOWNSHIP

A Kurt and Danielle Brossia submitted a variance request from the side yard setback requirements as set forth in the Wood County Subdivision Rules and Regulations.

Mr. Steiner stated that the parcel in question was located in the unzoned area of Perrysburg Township, so the Wood County Subdivision Rules and Regulations applied. Mr. Steiner stated that the current side yard setback requirements were 20 feet and applicant would like to have one side (north side) of the side yard setback reduced down to 15 feet. Mr. Steiner stated that the purpose of the request was that the applicant was constructing a new home and wanted a side load garage.

Mr. Steiner stated that the parcel in question was located on the east side of Carter Road in Section 33 of Perrysburg Township, and was located approximately 980 feet north of Dowling Road.

Mr. Steiner noted that the subject property was currently unzoned and there were no floodplain or wetlands on the parcel. Mr. Steiner stated that the Wood County Land Use Plan had designated the area where the parcel is located as being in a rural management area. Mr. Steiner stated that there are no utilities located on the parcel.

The staff's recommendation was to approve the variance with the specific provision that only the affected side yard can be encroached upon. (Only one side yard on the property). Mr. Steiner stated that he would also like to perform a review of the subdivision regulations, and create a list of items that need adjustment, including side yard setback requirements. Mr. Steiner stated that it was possible that the minimum setback requirements for side yards would be recommended for reduction.

Mr. Musteric stated that it seemed like the owners went through the design process and then looked up the setbacks, rather than looking up the setbacks and then designing the house around the requirements.

Ms. Ruland asked if other surrounding areas required less space for setbacks. Mr. Steiner stated that surrounding zoned townships had smaller side setback requirements, closer to the 10 or 15 foot range.

Mr. Bowlus made a motion to approve the variance request. Mr. Arnold seconded the motion. Mr. Black called for a vote.

Steve Arnold-Yes, Rob Black-Yes, Theodore (Ted) Bowlus-Yes, John Brossia-Abstain, Doris Herringshaw-Yes, Craig LaHote-Yes, John Musteric-No, Barbara Ruland-Yes, John Schuerman-Yes, Eric Wineland-Absent. Tony Allion-Yes, Motion carried.

ZONING - TROY TOWNSHIP

Mr. Steiner stated that the East Ohio Gas Company DBA Dominion Energy had submitted a request to rezone approximately 793 acres of land in Sections 15 and 22 in Troy Township from an A-1 Agricultural zoning classification to a B-PUD Planned Business District.

Mr. Steiner stated that the reason for the request as noted on the application was that the applicants wanted to have the zoning classification of the subject land to be the same as the surrounding lands so that if an end user wants to purchase the property for development, they wouldn't have to wait for the property to be rezoned.

Mr. Steiner stated that the subject property is located on the west side of Pemberville Road approximately 1.5 miles south of State Route 20-23 Fremont Pike, and one quarter of a mile north of State Route 582 Middleton Pike.

Mr. Steiner stated that the property is zoned entirely A-1 Agricultural, lands to the north were zoned B-PUD, lands to the east and west were mostly zoned A-1 Agricultural, and the exception was two small clusters of land zoned R-1 Residential. Mr. Steiner stated that current land use was still primarily agricultural, with industrial and warehousing uses occurring on the north end of the subject property, towards the inter section of Fremont Pike and Pemberville Road. Mr. Steiner stated that the Wood County Land Use Plan had designated the subject property as being in a Growth Management Area as well as a Targeted Economic Development Area. Mr. Steiner stated that all utilities were available to the site, and had been designed to handle high volume end users. Mr. Steiner stated that there was some floodplain located along the portion of the property that the Toussaint Creek runs through.

Mr. Steiner stated that once the item is sent to the Troy Township Zoning Commission, their Commission will review not only the rezoning request from A-1 to B-PUD, but if a specific end use is chosen by the applicants, the Township would also have to review and approve a site plan. Said plan will be required to conform to the Township's site development standards as set forth in the Troy Township Zoning Resolution.

Mr. Steiner stated that Planning Commission Staff recommended to the Planning Commission that the Planning Commission recommend to Troy Township that the Township approve the request.

Mr. Dave Saneholtz of Poggemeyer Design Group stated that he was there to represent the applicant and apologized that a representative from East Ohio Gas Could not be present for the meeting. Mr. Saneholtz stated that the site plan was designed to be flexible since the end users were not yet identified, and could be amended in the future for specific users.

Following a brief discussion, Mr. Brossia asked what was the area that was shown as being white on the map. Mr. Saneholtz stated that the area in question appeared to be residential. Mr. Steiner stated that there would be buffer requirements.

There being no further discussion, Mr. Bowlus made a motion to recommend that Troy Township approve the request to rezone approximately 793 acres of land from an A-1 Agricultural zoning classification to a B-PUD Planned Business District. Mr. Musteric seconded the motion. Mr. Black called for a vote.

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

REVIEW OF APPLICATIONS FOR FY16 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Grant Applications for the PY18 CDBG Allocation program had been mailed to Villages, Townships and Organizations throughout Wood County. The Wood County Planning Commission then had to review all of the applications that were submitted and select four (4) projects to be recommended to the Wood County Commissioners for funding.

Mr. Black asked each community representative present to make a statement regarding their applications. Statements were received on behalf of the Village of Custar, City of Northwood, Village of Pemberville, Perrysburg Heights Community Association, and the Village of Risingsun.

Mr. Steiner began his review and discussion and reported that a total of 5 eligible applications had been submitted for the PY18 Community Development Block Grant (CDBG) Allocation Program, with a total of \$348,400 worth of grant funds being requested.

Mr. Steiner stated that \$288,000 in grant funds were available for funding in PY18, and reported that a total of \$253,000 would be available to use for up to 4 or 5 projects. Mr. Steiner stated that a portion of the funds would be used for the fair housing program and administration of the grant.

Mr. Steiner then reviewed the PY18 CDBG applications and briefly detailed the projects that were proposed. They were as follows:

PROJECT DESCRIPTIONS

VILLAGE OF CUSTAR – QUALIFIED BY INCOME SURVEY

Reconstruct approximately 1360 linear feet of asphalt pavement and install 4 curb ramps, reconstruct one catch basin and one manhole on Superior Street.

CDBG Funds Requested	\$61,700
Local Contribution	\$71,700*
Total Project Cost	\$133,400

*Local share \$61,700, Legacy \$10,000 - Local Share – 53.75%

CITY OF NORTHWOOD – QUALIFIED BY INCOME SURVEY

Reconstruction of approximately 1,190 linear feet of asphalt pavement, replacing 2,380 linear feet of concrete curbs, adding 9,520 SF of new sidewalks with 6 curb ramps, and reconstructing 6 catch basins along Maryland Place between Andrus Rd and Brentwood Drive.

CDBG Funds Requested	\$100,000
Local Contribution	\$202,600 (local share - 66%)
Total Project Cost	\$302,600

VILLAGE OF PEMBERVILLE – QUALIFIED AS AN ADA IMPROVEMENT

Installation of approximately 38 curb ramps and/or detectable warning pads and installation of additional 12 ADA detector pads in existing sidewalks, and re-pavement of 2532 square feet of sidewalk to meet ADA requirements throughout the Village of Pemberville.

CDBG Funds Requested	\$66,600
Local Contribution	\$ 17,400 (Local Share – 20.71%)
Total Project Cost	\$84,000

PERRYSBURG HEIGHTS COMMUNITY CENTER – QUALIFIED BY INCOME SURVEY

Replace the roof on the original portion of the Perrysburg Heights Community Center. Installation of sidewalks and street lights on Apex and Broad Streets, construction of a covered pavilion, and resurfacing existing parking area. (Part of Neighborhood Revitalization Grant Application (NRG)).

CDBG Funds Requested	\$55,000
Local Contribution	\$500,000 *
Total Project Cost	\$629,900

*Applied for NRG grant –short on local funds.

VILLAGE OF RISINGSUN – MAY POSSIBLY QUALIFY AS AN ADA IMPROVEMENT

Reconstruction of approximately 2,980 LF of sidewalk along Main Street from village limits to US23. Project is to include the installation of ADA ramps at all intersections.

CD CDBG Funds Requested	\$ 65,100
Local Contribution	\$ 65,300 (Local Share – 24.94%)
Total Project Cost	\$130,400

After summarizing the details of the applications, Mr. Steiner turned the item over to the Planning Commission members for review and discussion.

After much discussion regarding the projects that would be funded and distribution of funds, Mr. Bowlus made a motion to recommend to the Board of County Commissioners to fund the following projects and amounts and alternates:

- | | |
|---------------------------|----------|
| 1. Village of Custar | \$61,700 |
| 2. Perrysburg Heights | \$55,000 |
| 3. Village of Risingsun | \$67,400 |
| 4. Village of Pemberville | \$68,900 |

ALTERNATES:

1. City of Northwood

Fair Housing = \$25,000 and General Administration = \$10,000

Mr. Musteric seconded the motion. Mr. Black called for a vote.

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

Mr. Steiner stated that the Board of County Commissioners would make the final selection of projects at the public hearing to be held on June 7th, 2018 at 10:00 am.

PUBLIC FORUM

CHAIRMAN'S TIME/COMMISSION MEMBERS' TIME

DIRECTOR'S TIME

Staff Activity Report

Mr. Steiner reviewed the staff activities performed in May 2018.

Mr. Steiner stated that the next scheduled meeting was scheduled for July 3, 2018 and stated that Commission members should let the Planning Commission staff know if they would not be attending.

Mr. Black asked what the status was on the left hand turn lane on Roachton Road. Mr. Musteric stated that he was under the impression that the project would start in the middle of June.

There being no further items of business, Mr. Bowlus made a motion to adjourn the June 5, 2018 Planning Commission Meeting, Ms. Ruland seconded the motion, Commission members responded in full support, meeting adjourned.