

Meeting Minutes
Wood County Planning Commission
May 7, 2019
5:30 pm

The Wood County Planning Commission met in regular session on Tuesday, May 7, 2019 at the County Office Building in Bowling Green, Ohio. Planning Commission staff members in attendance were David Steiner and Deminique Heiks. Planning Commission members in attendance were Tony Allion, Steve Arnold, Ted Bowlus (arrived at 5:32), John Brossia, Doris Herringshaw, Craig LaHote, John Musteric, Barbara Ruland, Jeffrey Schaller, John Schuerman, and Erik Wineland. Five guests were in attendance.

Chairman John Musteric called the meeting to order.

Old Business

New Business

Mr. Schaller made a motion to approve the April 2019 Planning Commission meeting minutes. Mr. LaHote seconded the motion.

Mr. Musteric called for a vote.

Mr. Allion - Yes, Mr. Arnold - Yes, Mr. Bowlus - Yes, Mr. Brossia - Yes, Ms. Herringshaw - Yes, Mr. LaHote - Yes, Mr. Musteric - Yes, Ms. Ruland - Abstain, Mr. Schaller – Yes, Mr. Schuerman - Yes, Mr. Wineland - Yes.

ZONING – PLAIN TOWNSHIP

The Plain Township Zoning Commission had submitted a new zoning resolution for the township. The zoning resolution had not been updated since 2007.

Mr. Steiner passed out copies of the new resolution to the Commission members. Mr. Steiner provided an overview of the new resolution. Mr. Steiner stated the township zoning commission had drafted a nearly entirely new set of regulations. He specifically pointed out the addition of regulations for wind turbines, solar panels, and outdoor wood-fired boilers.

Mr. Steiner recommended that the township break out the commercial and industrial districts into more than one district for each. Mr. Steiner stated he would work with the township to include language requiring continuous frontage for lots.

Mr. Steiner stated he also wanted to note the updated signage section. Mr. Steiner stated he believed the new resolution was solid and a good working document.

Ms. Herringshaw asked Mr. Steiner about the potential impact of the state's proposed energy policy on the township's regulations. Mr. Steiner stated he was working with his legal counsel to develop more effective language for solar regulations. Mr. Steiner stated he planned to develop a model for the townships.

Mr. Musteric asked if anyone in the audience represented Plain Township. Dale Limes, a member of the Plain Township Zoning Commission, identified himself. Mr. Musteric asked Mr. Limes if he had anything to add. Mr. Limes stated he agreed with Mr. Steiner that the resolution was a working document and knew that the zoning commission would need to continually work on it.

Mr. Wineland asked Mr. Limes if the new resolution included regulations for cell phone towers. Mr. Limes stated the regulations included some language about cell towers, but it was not specific. Mr. Wineland asked Mr. Limes if there were cell phone towers in the township. Mr. Limes answered yes. Mr. Steiner stated cell towers were exempt in agriculture districts. Mr. Wineland asked if that was a state law. Mr. Steiner answered yes.

Mr. Wineland asked Mr. Limes how the township handled non-traditional accessory buildings. He was particularly interested in truck containers. Mr. Limes stated those types of buildings would not be permitted under the new resolution.

Mr. Musteric asked if all of the townships regulated ponds. Mr. Steiner stated the townships should regulate ponds. Mr. Steiner stated he believed all of the townships regulated ponds. Mr. Steiner stated there was no rule that required townships to regulate ponds.

Mr. Wineland asked if it would make sense to hold off on voting on the request, in order to make time for the township zoning commission to review Mr. Steiner's recommendations and possibly make some revisions. Mr. Limes stated many of the changes the zoning commission had made to the resolution were recommended by Mr. Steiner. Mr. Steiner stated he had had regular discussions with the zoning commission about the resolution. Mr. Steiner stated it did not matter to him whether the Planning Commission members decided to hold off on voting on the request.

Mr. Wineland asked if the township zoning commission would have to resubmit the resolution with Mr. Steiner's changes for approval if the township trustees approved the new resolution prior to it being edited. Mr. Limes answered yes.

Mr. Brossia asked if there were regulations for mini-farms. Mr. Steiner provided an overview of the agriculture zoning regulations.

Ms. Ruland asked if the township trustees already reviewed the new resolution and voted on it. Mr. Limes answered no. Mr. Limes provided an overview of the zoning process. Ms. Ruland asked if there were any timing issues. Mr. Limes answered no.

Mr. LaHote asked Mr. Limes if the township zoning commission would make the changes Mr. Steiner recommended before submitting the resolution to the township trustees. Mr. Limes answered yes.

Mr. Musteric asked Mr. Steiner if he recommended approving the request. Mr. Steiner answered yes, as long as some changes were made. Mr. Steiner stated the continuous frontage language needed to be included in the resolution. He also wanted the grammatical errors to be corrected.

Mr. Wineland stated he believed it would not be harmful to revisit the request at the following Planning Commission meeting. He reasoned that waiting would provide more time to revise the resolution. Mr. Steiner stated tabling the request could impact the timeline for the public hearings.

Mr. Wineland made a motion to table the request until the township zoning commission evaluated the suggestions made by Mr. Steiner, incorporated the changes they agreed with, and presented an updated document at the following Planning Commission meeting. Mr. Allion seconded the motion.

Mr. Musteric called for a vote.

Mr. Allion - Yes, Mr. Arnold - Yes, Mr. Bowlus - No, Mr. Brossia - No, Ms. Herringshaw - No, Mr. LaHote - No, Mr. Musteric - Yes, Ms. Ruland - No, Mr. Schaller – No, Mr. Schuerman - No, Mr. Wineland - Yes.

The motion failed.

Mr. Schuerman made a motion to recommend that Plain Township approve the new zoning resolution. Ms. Ruland seconded the motion.

Mr. Musteric called for a vote.

Mr. Allion - No, Mr. Arnold - No, Mr. Bowlus - Yes, Mr. Brossia - Yes, Ms. Herringshaw - Yes, Mr. LaHote - Yes, Mr. Musteric - No, Ms. Ruland - Yes, Mr. Schaller – Yes, Mr. Schuerman - Yes, Mr. Wineland - No.

ZONING – PERRYSBURG TOWNSHIP

An Amber Worthington and Lucas Buckley had submitted an application to rezone a 6.26 acre parcel of land from a Planned Unit Development-Residential (PUD-R) zoning classification to an R-1 Rural Residential District (Low Density) zoning classification.

Ms. Heiks provided an overview of the application. Ms. Heiks stated the applicants intended to build a single family home on the parcel. The parcel was directly north of the Lakemont Subdivision. Five different zoning classifications existed around the parcel.

Mr. Schaller asked if the current zoning was PUD-R and if the density differed. Ms. Heiks answered yes to both of the questions. The proposed zoning classification was for low density development.

Mr. Wineland asked if the original plan in zoning the parcel as PUD-R was to keep it consistent with the development south of it. Mr. Wineland asked if the applicants' plan was to just build one home on the parcel. Ms. Heiks answered yes to both of the questions.

Ms. Ruland asked the applicants if the wetland on their parcel would impact their plans. The applicants stated no. The applicants stated they would also build their home outside of the flood plain.

Ms. Herringshaw asked how much of the property was considered a wetland. Ms. Heiks stated the pond area was considered a wetland. Ms. Ruland stated the pond made up nearly half of the parcel. Ms. Heiks stated that was why she brought up the topography of the parcel as being an important factor during her presentation.

Mr. Wineland asked what was in the buildings across the street from the parcel. The applicants stated apartments and a bank. Kelly Hemminger, the Perrysburg Township Zoning Administrator, stated there was a credit union and UAW Hall across the street from the parcel.

Mr. Wineland stated the Planning Commission members needed to determine the best use for the property. Mr. Wineland stated he believed it was residential. The applicants stated the property was too narrow to rezone it to an agricultural zoning classification.

Mr. Musteric asked the applicants how much frontage they had on Oregon Road. The applicants answered 300 feet. Mr. Brossia asked if they would be able to develop a driveway on the parcel. The applicants stated there was already a driveway on the parcel.

Mr. Wineland made a motion to recommend that Perrysburg Township approve the rezoning request. Mr. Arnold seconded the motion.

Mr. Musteric called for a vote.

Mr. Allion - Yes, Mr. Arnold - Yes, Mr. Bowlus - Yes, Mr. Brossia - Yes, Ms. Herringshaw - Yes, Mr. LaHote - Yes, Mr. Musteric - Yes, Ms. Ruland - Yes, Mr. Schaller – Yes, Mr. Schuerman - Yes, Mr. Wineland - Yes.

PUBLIC FORUM

CHAIRMAN'S TIME/COMMISSION MEMBERS' TIME

Mr. Allion stated he did not receive a mailed copy of the agenda packet. Mr. Allion also discussed having issues with mail delivery. Ms. Heiks stated the Planning Commission staff did not mail out copies of the agenda packet. She added that they did email the packets to all of the Commission members. Ms. Heiks and Mr. Steiner explained that they had had some issues with mail delivery. Other Commission members discussed having issues with mail delivery in the past. Ms. Heiks stated she could send out copies of the agenda packet in the mail if anyone was interested in receiving it that way. The Commission members agreed it would be acceptable to just receive a copy of the agenda packet by email.

DIRECTOR'S TIME

Staff Activity Report

Mr. Steiner reviewed the staff activities performed in April 2019. Mr. Steiner passed around a flyer for a workshop on appointing authorities and briefly discussed the event.

Mr. Brossia started a discussion about what he perceived to be a lack of zoning enforcement. Multiple Commission members participated in the discussion.

Ms. Ruland made a motion to adjourn the May 7, 2019 Planning Commission meeting. Ms. Herringshaw seconded the motion. Commission members responded in full support. The meeting adjourned.