**Meeting Minutes**

**Wood County Planning Commission**

**November 5, 2019**

**5:30 pm**

The Wood County Planning Commission met in regular session on Tuesday, November 5, 2019 at the County Office Building in Bowling Green, Ohio.  Planning Commission staff members in attendance were David Steiner and Jamie Stanley.  Planning Commission members in attendance were Tony Allion, Ted Bowlus, John Brossia, Doris Herringshaw, John Musteric, Barbara Ruland, Jeffrey Schaller, and John Schuerman. Three guests were in attendance.

Chairman John Musteric called the meeting to order.

**Old Business**

**New Business**

Ms. Herringshaw made a motion to approve the October 2019 Planning Commission meeting minutes with corrections.  Mr. Allion seconded the motion.

Mr. Musteric called for a vote.

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

**ZONING – PERRYSBURG TOWNSHIP**

Mr. Steiner provided an overview of the application. Mr. Steiner stated that the applicants had submitted an application to rezone approximately 81.37 acres (there was some misunderstanding as an additional 15.16 acre parcel was included on the application in error) of land in Section 36 of Perrysburg Township from an A-1 Agricultural zoning classification to an R-5 Multi Family Residential Zoning Classification. The parcel is located at the northeast corner of Oregon and Ayers Roads.

Mr. Steiner explained that the applicant wished to make the properties more marketable and fit in with other land uses in the vicinity. Mr. Steiner also explained that the parcels are located in an enhancement area and a targeted economic development area with the ability for utilities to be extended to the parcels. Mr. Steiner added that multi-family housing zoning is needed in the vicinity of the parcels due to the growth of businesses in the area. Mr. Steiner stated the zoning classification the applicants sought as well as the end use that this zoning classification would allow is compatible with the existing and projected land uses in the area.

Mr. Steiner stated there is 500 Year Floodplain located on the parcels and portions of 100 Year Floodplain scattered on the parcels that would be subject to oversight by the Planning Commission office. He also stated there are no wetlands on the parcels.

Mr. Steiner stated it is the Director’s opinion that the Planning Commission recommend to Perrysburg Township that the Township approve this request. The Director stated that he felt since there was already R-5 Residential zoning established in the immediate area as well as the need for multifamily housing an R-5 Residential zoning classification was the highest and best use of the land.

The item was then turned over to the Planning Commission for discussion.

Mr. Schaller clarified that the property across the street had been recently rezoned Industrial.

The Commission sought clarity on density of R-5 versus R-4 and Dave Steiner indicated that denser development would include apartments and applicant stated that they intended to address the need for multi-family housing and envisioned additional apartment buildings.

Mr. Brossia asked if Oregon Road could handle the increased traffic and Mr. Musteric indicated that as an MS4 area the plans would go through engineering and review by his Office.

Mr. Schaller made a motion to recommend that the Commission recommend to Perrysburg Township that the Township grant approval to the request with the requirement that the request be amended to correct the errors found on the original application. Ms. Ruland seconded the motion.

Mr. Musteric called for a vote.

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

**ZONING – LAKE TOWNSHIP**

Mr. Steiner provided an overview of an application to rezone approximately 14 acres of land in Section 26 of Lake Township from an A-1 Agricultural zoning classification to an R-2 Residential zoning classification. The applicant had indicated they intended to increase the sale opportunity of the 14 acres by adjusting the width requirements and building area to accommodate five (5) lots.

Mr. Steiner stated that the parcel is located at the northwest corner of the intersection of Hanley Road and Bradner Road with the westerly border of the parcel being railroad right of way. Mr. Steiner noted that all surrounding zoning is A-1 Agricultural zoning. Lastly, he noted that the area where the subject parcels are located at is identified as being in a growth management area.

Mr. Steiner stated that while the land use plan in this particular area of the county could justify the requested rezoning, he felt it prudent to be proactive and consider how the Commission wanted the area to be developed before making a choice as to where or not to recommend rezoing.

Mr. Steiner further noted that this request could be construed as “spot zoning”.

The Commission discussed concerns over location within an area of agriculture zoned land, potential spot zoning and what impact it would have on the area without the appropriate infrastructure in place (i.e. utilities and roads).

Mr. Musteric made a motion to recommend that Lake Township deny the rezoning request. Ms. Ruland seconded the motion.

Mr. Musteric called for a vote.

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

**ZONING – LIBERTY TOWNSHIP**

Mr. Steiner discussed a series of text amendments that Liberty Township had submitted for their current Zoning Resolution. Specifically, the amendments involved changes and updates to their existing pond language and some additional housekeeping items related to grammar and wording.

Mr. Steiner stated that the pond portion of the amendments included provisions that required all applicants seeking pond permits to submit a plan to the zoning inspector prior to the issuance of any zoning permit. The language submitted by the Township is designed to address and reduce the instances of overflow from ponds onto Township roads.

Mr. Steiner stated that the pond language as submitted was fine with the exception of item number 10. Mr. Steiner indicated that the housekeeping issues were acceptable.

Mr. Steiner noted his concerns with item number 10. Mr. Steiner indicated that it may not be a zoning issue and may need to be addressed through the Storm Water program. Mr. Musteric indicated that Liberty Township is not in an MS4 area and that requirements for overflow may require civil action prior to getting a zoning permit.

The Commission discussed whether zoning was the proper and legal method to enforce item number 10. Mr. Steiner recommended that the Planning Commission recommend to Liberty Township that the Township tables any action on the pond language until it contacts their legal counsel about the legality of the language.

Mr. Steiner then highlighted his concern with item number 1(a) and the lack of clarity with the language and potential conflict with other provisions currently in place within the resolution. Mr. Musteric stated that the lack of clarity is concerning and that the Township should clarify the language.

Ms. Herringshaw made a motion to recommend that Liberty Township seek legal counsel about clarity in language before passing the text amendment request. Mr. Bowlus seconded the motion.

Mr. Musteric called for a vote.

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

**PUBLIC FORUM**

**CHAIRMAN’S TIME/COMMISSION MEMBERS’ TIME**

Mr. Musteric provided an update on the Wiley Trucking issue. Mr. Musteric stated he had attended a meeting November 2 and there was a lack of compliance with county requirements by Mr. Wiley. Mr. Musteric discussed how Perrysburg Township wants him to go to the Prosecutor to see what can be done. Wiley Trucking does not have a SW3P permit but does have a MPDA permit. Mr. Musteric stated that the water is draining to the west but should only be draining to the east and he will be meeting with Paul Dobson to discuss options to address the non-compliance.

**DIRECTOR’S TIME**

**Staff Activity Report**

Mr. Steiner stated that the Planning Commission would have hard copies available of the packets for meetings to address any issues members are having with the email copies.

Mr. Steiner reviewed the staff activities performed in October 2019. Mr. Steiner stated that 7 rural addresses were issued as of October 27.

Mr. Steiner stated that he and Ms. Stanley will be attending a planning conference on November 14 and a grant training on November 18.

Mr. Steiner stated he continues to work with the property owner of a floodplain violation occurring adjacent to Buttonwood Park.

Mr. Steiner updated members regarding grant activity.

Mr. Steiner shared that the December meeting has one item already regarding a request to tweak the Village at Riverbend preliminary plat.

Ms. Ruland made a motion to adjourn the November 5, 2019 Planning Commission meeting. Mr. Allion seconded the motion. Commission members responded in full support. The meeting adjourned.