**Meeting Minutes**

**Wood County Planning Commission**

**April 6, 2021**

**5:30 pm**

The Wood County Planning Commission met in regular session on Tuesday, April 6, 2021 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: Steve Arnold, Ted Bowlus, Brendyn George, Jeffrey Schaller, John Schuerman and Brian Swope.  Four (4) guests were in attendance – 2 in person and 2 via Zoom.

Pro Tempore Ted Bowlus called the meeting to order.

**Old Business**

None

**New Business**

Mr. Swope made a motion to approve the January 2021 Planning Commission meeting minutes. Mr. Bowlus seconded the motion. Mr. Bowlus (acting chair) called for a vote.

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

The motion to approve carried. Vote: 6 yes and 0 no.

**Zoning – Henry Township**

Mr. Steiner explained that the applicant, America’s Home Place, has submitted a request to rezone a 13 acre parcel of land from an A-1 Agricultural zoning classification to a C-2 Community Business zoning classification with the intent to place two (2) model homes.

Mr. Steiner explained that the parcel is located in Section 36 of Henry Township and is surrounded by commercial zoned properties. Mr. Steiner additionally explained that there are no floodplains on the parcel and that utilities are available at the owners expense. Mr. Steiner also shared that the parcel is located in a growth management area.

Mr. Steiner explained that the parcel would be appropriately used for a commercial purpose. Mr. Steiner stated that the staff of the Planning Commission recommends that the Commission recommend approval of this request to Henry Township.

The applicants shared some history of their business and after some discussion a motion was made.

Mr. Bowlus called for a vote.

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

The motion to approve carried. Vote 6 yes

**Zoning – Perrysburg Township**

Ms. Stanley explained that Jerome Parker, Attorney for Koch Properties II, LLC has submitted a request to rezone approximately 2.0713 acres of land in in west half (1/2) of the south six (6) acres of the north twelve (12) acres of Lot number five (5) of Survey 226 of River Tract seventy-one (71), Town three (3), United States Reserve of Perrysburg Township from an R-3 zoning classification to an R-5 zoning classification.

Ms. Stanley explained that the subject 2.0713 acres two parcels located on the east side of Hufford Road and the south side of River Bend Court West.

Ms. Stanley explained that parcels to the east and southwest are zoned R-2-Suburban Residential (low density), parcels to north and south are zoned R-3 Suburban Residential (medium density) and parcels to the west across Hufford Road are zoned I-1 Planned Industrial.

Ms. Stanley stated that the Wood County Land Use Plan has designated this area as being located in an enhancement area.

Ms. Stanley shared that there are no floodplains or wetlands on the parcel. Ms. Stanley also stated that public water and sewer is available to the parcel.

Ms. Stanley stated that the only concern was the limited access of approximately 31 feet on Hufford Road which is below the current minimum requirement of 65 or 90 feet depending on the end use per the Perrysburg Township Zoning Resolution. Ms. Stanley stated that this is a currently existing parcel which is legally nonconforming.

Ms. Stanley stated that the Wood County Planning Commission Staff recommends that the Commission recommend the approval of the rezoning request. Ms. Stanley emphasized that this is only a recommendation.

Mr. Schaller made a motion to recommend approval of the rezoning request. Mr. Swope seconded the motion.

Mr. Bowlus called for a vote.

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

The motion to approve carried. Vote 6 yes

**PUBLIC FORUM**

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

**DIRECTOR’S TIME**

**Staff Activities**

Mr. Steiner referred the members to the Staff Activities report.

Mr. Steiner stated that the office is still reviewing Freedom Township’s current zoning resolution in order to update it.

Mr. Steiner explained that the River Road Flood Plain violation is being worked on and is making progress to resolution.

Mr. Steiner stated that grant activity continued with the comment to refer to the report.

Mr. Steiner noted that the TIRC tax abatement reports have been submitted to the state and entered into the state database.

Ms. Stanley shared that twelve (12) rural addresses were issued from February 1, 2021 through March 29, 2021.

Ms. Stanley shared that fifteen (15) parcel splits and seven (7) parcel combinations were processed.

Mr. Steiner noted that there have been multiple zoning classification requests from citizens, title companies and real estate professionals.

**Motion to Adjourn:**

Mr. Schaller made a motion to adjourn the April 6, 2021 Planning Commission meeting. Mr. Scheurman seconded the motion. Commission members responded in full support. The meeting adjourned.