**Meeting Minutes**

**Wood County Planning Commission**

**July 6, 2021**

**5:30 pm**

The Wood County Planning Commission met in regular session on Tuesday, July 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: Ted Bowlus, Doris Herringshaw, Craig LaHote, John Musteric, Jeffrey Schaller, John Scheurman and Brian Swope.  Seven (7) guests were in attendance.

Chairman John Musteric called the meeting to order.

**Old Business**

None

**New Business**

Mr. LaHote made a motion to approve the May 2021 Planning Commission meeting minutes. Mr. Schaller seconded the motion. Mr. Musteric called for a vote.

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

The motion to approve carried. Vote: 6 yes, 1 abstain and 0 no. Motion carried.

**Zoning– Perrysburg Township**

Mr. Steiner stated that the applicant, Drake Building Company, had submitted a request to rezone four parcels totaling approximately 38 acres in Section 36 in Perrysburg Township from an R-1 Residential Zoning classification to an R-3 Residential Zoning Classification. The applicant had indicated that they intended to develop a residential subdivision on the property and wished to have a zoning classification that provides a density that is similar to that of the surrounding area.

Mr. Steiner stated that the parcels are located on the north side of State Route 795 running north to Ayers Road with a two-acre parcel facing east onto Tracy Road. Additionally, Mr. Steiner explained that the Victory Place Subdivision is located to the north of the parcels and that the Star Lawn Subdivision borders the parcels to the west.

Mr. Steiner explained that the surrounding land use is primarily residential and public utilities are available. Mr. Steiner stated that the parcels are located in an enhancement area per the land use plan. Additionally, Mr. Steiner stated that there are no environmental concerns associated with the parcels.

Mr. Steiner explained that due to the parcel’s location within an enhancement area and the need for reinvestment and/or redevelopment needed, the request for a rezone is logical and appropriate for the area.

Mr. Steiner stated that if the parcels are rezoned and developed as intended, the applicants would be required to go through the formal platting process and be subject to the Subdivision Rules and Regulations.

Mr. Musteric cautioned that drainage is a large consideration and that a focus on mitigation of drainage impact on neighboring parcels would be carefully watched.

Mr. Steiner stated that due to all factors considered the staff recommends the Planning Commission recommend that Perrysburg Township approve the rezone request.

Mr. Musteric called for a vote.

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

The motion to approve carried. Vote: 6 yes, 1 abstain and 0 no. Motion carried.

**PUBLIC FORUM**

Mr. Don Artz of 28603 Tracy Road, Perrysburg expressed his concern that the Tracy Road ditch seems to flood and may be negatively impacted with development proposed by owners of the parcels which had been requested for rezoning. Mr. Musteric stated that while he did not know for sure if the ditch was under maintenance, he would follow up with his maintenance department.

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

The Commission recognized that the Land Transfer Policy updates have been signed and posted.

**DIRECTOR’S TIME**

**Staff Activities**

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

Mr. Steiner noted that a review of the current Freedom Township Zoning Resolution was completed and scheduled to present suggestions to the Township later in July.

Mr. Steiner met with the Grand Rapids Township Zoning Commission to discuss commercial solar power zoning.

Mr. Steiner shared that assistance was provided to Lake, Center, Bloom and Perry Township on various zoning items.

Mr. Steiner explained that there had been discussion with Troy Township regarding wind turbine zoning relative to the Peloton Corporation.

Mr. Steiner noted that a Williamsburg on the River rezone item may be on the next agenda.

Mr. Steiner noted that the CHIP grant is well underway and work continues on it.

Mr. Steiner stated that work began on the Critical Infrastructure Grant (CIG) for the Village of Bradner for the Village’s water tower and main water line improvements.

Mr. Steiner stated that B. Hillz Excavating Inc. was awarded the contract for the Village of Bradner Water Tower Project and that work will begin in July.

Mr. Steiner explained that more continued on the PY18 Village of North Baltimore NRG grant.

Mr. Steiner stated that details on the lighting portion of the Perrysburg Heights NRG grants were finalized and that this is the last project under this grant.

Mr. Steiner noted that the Planner is in the final stages of concluding the necessary environmental reviews for the PY2020 Community Development Grant.

Mr. Steiner stated that the enterprise zone agreements for Peloton Corporation and the First Solar expansion projects were reviewed.

Ms. Stanley shared that thirteen (13) rural addresses were issued from April 23, 2021 through June 28, 2021.

Ms. Stanley shared that seventeen (17) parcel splits and eight (8) 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:**

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