**Meeting Minutes**

**Wood County Planning Commission**

**August 9, 2022**

**5:30 pm**

The Wood County Planning Commission met in regular session on Tuesday, July 5, 2022 at the County Office Building in Bowling Green, Ohio.  Planning Commission staff members in attendance were: David Steiner, Jamie Stanley and Connor Peterson. Planning Commission members in attendance were: Steve Arnold, Ted Bowlus, Brendyn George, Doris Herringshaw, Craig LaHote, John Musteric, John Schuerman, Brian Swope and Matthew Tewers.  Eight (8) guests were in attendance.

John Musteric called the meeting to order.

**Old Business**

**New Business**

Mr. Arnold made a motion to approve the July 2022 Planning Commission meeting minutes with corrections. Mr. Bowlus seconded the motion.

Mr. Musteric called for a vote.

Mr. Arnold - YES, Mr. Bowlus – YES, Mr. Brossia - absent, Mr. George – YES

Ms. Herringshaw - YES, Mr. LaHote - YES, Mr. Musteric - YES, Mr. Schaller – ABSENT, Mr. Schuerman - ABSTAIN, Mr. Swope – YES, Mr. Tewers - YES

The motion passed. Vote: 8 yes, 0 no, 1 abstain.

**ZONING – PERRYSBURG TOWNSHIP**

Mr. Steiner stated that Mitchell J. Kazmaier, et. al have submitted an application to rezone nine parcels of land totaling approximately 316 acres in Section 15 of Perrysburg Township from an A-1 Agricultural zoning classification to an I-2 Industrial zoning classification. Mr. Steiner explained that the reason for the request as stated by the applicant’s is that they feel an I-2 Industrial zoning classification is the highest and best use of the land given its location along Route 20 as well as its proximity to other developing land in the immediate area.

Mr. Steiner stated that the request encompasses nine (9) parcels and that they are located within the Route 20/23 Overlay Zone. Mr. Steiner also noted that there is a small area of wetlands located on the property that would fall under the wetland regulations and the developer would need to work with the Army Corps of Engineers.

Representatives of the property owner spoke and explained that multiple inquiries have been made as to the zoning of the property and if it were suitable for industrial end uses. The representatives explained that this was the driver behind the zoning classification change request. The representatives also explained that multiple entities involved in economic development and job growth are looking for large parcels for industrial end use and the property owners feel these parcels would be ideal for that purpose.

Mr. Arnold made a motion to recommend that Perrysburg Township approve the re-zone request. Mr. Bowlus seconded the motion.

Mr. Musteric called for a vote.

Mr. Arnold - YES, Mr. Bowlus – YES, Mr. Brossia - ABSENT, Mr. George – YES

Ms. Herringshaw - YES, Mr. LaHote - ABSTAIN, Mr. Musteric - YES, Mr. Schaller – ABSENT, Mr. Schuerman - YES, Mr. Swope – YES, Mr. Tewers - YES

The motion to recommend approval carried. Vote: 8 yes, 0 no, 1 abstain.

**SUBDIVISION – MIDDLETON TOWNSHIP**

Mr. Steiner stated that Feller Finch & Associates had submitted a final plat entitled “The Village at Riverbend Plat Seven” for review and final approval. Mr. Steiner explained that said plat is the seventh phase of the Village at Riverbend Development. He further noted that Plat Seven consists of 37 single family lots and covers approximately 15.75 acres of land.

Mr. Musteric indicated there were corrections that needed to be made to the plat, and he referenced a letter he had written that outlined the corrections that needed to be made. Mr. Steiner also noted that he would not release the plat for recording until Mr. Musteric signed off one it.

Mr. Swope made a motion to recommend approval of the final plat with the Engineer’s corrections. Mr. Tewers seconded the motion.

Mr. Musteric called for a vote.

Mr. Arnold - YES, Mr. Bowlus – YES, Mr. Brossia - ABSENT, Mr. George – YES

Ms. Herringshaw - YES, Mr. LaHote - YES, Mr. Musteric - YES, Mr. Schaller – ABSENT, Mr. Schuerman - YES, Mr. Swope – YES, Mr. Tewers - YES

The motion to APPROVE carried. Vote: 9 yes, 0 no.

**PUBLIC FORUM**

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

Mr. Musteric noted that he knew Mr. Feller would be present and that he would be upset, however, work submitted needs to reflect what is there and good quality control is required.

**DIRECTOR’S TIME**

**Staff Activities**

Mr. Steiner stated that July was busy and that the demolition grant is in motion. Mr. Steiner noted that there are 2 commercial properties and 6-7 residential properties identified for demolition under the grant.

Mr. Steiner explained that the Enterprise Zone has been expanded to include all of Perrysburg Township.

**Motion to Adjourn:**

Mr. Swope made a motion to adjourn the August 9, 2022 Planning Commission meeting. Mr. LaHote seconded the motion and the Commission members responded in full support. The meeting adjourned.