



**WAYNE COUNTY PLANNING COMMISSION**

**MEETING AGENDA**

**JULY 14, 2010 - 3:00 PM**

**COUNTY ADMINISTRATION BUILDING, 2<sup>ND</sup> FLOOR MEETING ROOM**

**CALL TO ORDER**

**ROLL CALL**

**OATH**

**MINUTES.....1-3**

*June 9, 2010*

**MINOR SUBDIVISION REPORT.....4**

*Splits*

*Annexations*

*Large Lots*

*Major Subdivisions (Replat/Renumber Report)*

**INTERGOVERNMENTAL REVIEW (IGR)**

**EXTENSIONS**

*None*

**VARIANCES**

*None*

**COMMON ACCESS DRIVES**

**MAJOR SUBDIVISIONS**

*None*

**OTHER BUSINESS.....4**

*Chippewa Township Zoning Amendment*

**ADJOURN**

***THE APPLICANT OR REPRESENTATIVE MUST BE PRESENT TO REPRESENT THE PROPOSAL AND TO ANSWER ANY QUESTIONS.***

**DRAFT MEETING MINUTES**  
**WAYNE COUNTY PLANNING COMMISSION**  
**JUNE 9, 2010 - 3:00 PM**

*(County Administration Building, 2<sup>nd</sup> Floor Meeting Room)*

**Members Present:** Carl Finley, John Fitzpatrick, Karl Kanehl, Dave Mann, Roger Maurer, Joel Montgomery, Dick Stull, Marlin Wengerd and Steve Wheeler.

**Members Absent:** Matthew Long and Ann Obrecht.

**Others Present:** John Wise, Robert Zickefoose, Dick Graber, Larry Boggs, Cary Metcalf, Phillip Gnacinski, Dave Laurila, Rob Kastner and Bobby Warren.

**Staff Present:** Betsy Sparr, Lisa Johnson and Jenny Frost.

*David Mann, Chairman called the regularly scheduled meeting to order at 3:00PM.*

*John Fitzpatrick, Secretary called the roll. A quorum was present.*

*Mr. Mann administered the oath to anyone intending to speak at the meeting.*

*The May 12, 2010 meeting minutes were reviewed.*

*Mr. Wengerd made a motion to approve the minutes as written.*

*Mr. Stull made a second.*

*All in favor, motion carried.*

*The Minor Subdivision Report was reviewed.*

*Staff recommended acceptance of the report.*

*Mr. Maurer made a motion to accept the report as presented.*

*Mr. Wheeler made a second.*

*All in favor, motion carried.*

**INTERGOVERNMENTAL REVIEW (IGR) #1:**

**Title:** The Wayne County Hazard Mitigation Plan 2010 Revision

**Applicant:** Wayne County Commissioners (c/o John Wise, Emergency Management Agency)

*John Wise, Director for Wayne County Emergency Management and Robert Zickefoose, student intern from the University of Akron Emergency Management program represented the project.*

*Mr. Wise explained that the plan is required as a product of the Stafford Act and the National Flood Insurance Program Act in making Wayne County eligible for disaster assistance and explained the benefits of the plan.*

*Mr. Zickefoose commented that sections of the plan were improved to reflect on how we participate in the flood plain program.*

*As part of FEMA requirements, newly updated floodplain maps (as of August 18, 2009) were included in the revision.*

*The revised maps (based on two foot contours) are 500% more accurate, improving the situation locally.*

Wayne County Planning Commission Meeting Agenda  
July 14, 2010 – 3:00PM

*Staff reported that eight (8) reviewer's comments were received, three (3) no comment and two (2) for clearance. Staff recommended clearance of the project based on comments received.*

*Mr. Wise explained the application process.*

*By putting the plan on the county website and going through the IGR process provides public input.*

*The 3 major cities in Wayne County have been contacted and issues have been addressed.*

*The plan is then sent to the Ohio E.M.A. and forwarded from there to Region 5 for FEMA.*

*The plan then goes through the County Commissioners' process for adoption by resolution, as are all the villages and cities of the county.*

*The approved plan is good through the next 5 years.*

*Mr. Kanehl made a motion to recommend clearance of the plan.*

*Mr. Fitzpatrick made a second.*

*All in favor, motion carried.*

**INTERGOVERNMENTAL REVIEW (IGR) #2:**

**Title:** City of Rittman Sewer Vac and Dump Truck Purchase

**Applicant:** City of Rittman, Ohio

**Summary:** The City of Rittman is requesting federal assistance from USDA Rural Development to purchase a Sewer Jet (Aquatech B-10 sewer jet/vacuum unit) and a Dump Truck (International Single Axle 33,000 GVWR) for the continued operation and maintenance of their existing sewer plant and facilities. This is not a construction activity; it's a purchase of equipment activity.

The Sewer Jet will be used for the cleaning of sewer lines and lift stations and the repair of water lines. The dump truck will be utilized for water and sewer line repairs and snow plowing.

*Larry Boggs, Manager and Cary Metcalf, Director of Utilities for Rittman represented the project.*

*Mr. Metcalf noted that this request is to replace 15-year-old equipment. This is not a construction activity; it's a purchase of equipment activity.*

*Staff commented that even though this funding request is for equipment, all federal funding is required to go through the IGR process.*

*Staff reported that three (3) reviewers' comments were received, one (1) no comment and two (2) for clearance.*

*Mr. Wheeler made a motion for clearance.*

*Mr. Kanehl made a second.*

*All in favor, motion carried.*

**COMMON ACCESS DRIVE:**

**MCAD-10-04, Dick Graber, EAU 8 NE, East Lincoln Way, Laurila Surveying**

The applicant is proposing to split an existing 2.389-acre parcel into two lots. The 2.389 acres is served by an easement of access. The easement bisects the lot with an existing dwelling on the west side of the drive. The new lots would be 0.4 and 1.7 acres. The Eastwood Wastewater Treatment plant has a force main along East Lincoln Way. The applicant is proposing that this force main is the reserve septic system. This proposal will go to the planning commission on June 9th.

*Dave Laurila, P.E. and Dick Graber represented the project.*

*Mr. Montgomery referred to Health's comments requiring the applicant to connect to sanitary sewer.*

*He questioned how a sewer system could be tied into a force main that is different from a gravity sewer.*

**Philip Gnacinski, Director of WC Environmental Health** explained that the dye test for the septic system has failed; therefore, a connection order will be issued once Mr. Graber's project goes through the Planning Commission.

**Mr. Graber** said that if approved today, he would be pursuing the project if he can secure funding for the connection.

**Mr. Fitzpatrick** had a problem with approving a lot that requires securing funding.

**Staff** noted that the survey cannot be signed off on by Health and then Planning until the health nuisance is abated.

The public health nuisance exists; the common access drive proposal brought it to our attention.

**Staff** recommended approval of the common access drive with the following conditions:

- Widening of the common access drive to CAD standards (Section 203.04 (G) (1) (b) of the Subdivision Regulations) including but not limited to the appropriate base and finish materials: an approved shared drive agreement; a T-Type turnaround; and signage.
- Compliance with all other TRC comments.

**Staff** also noted that the 0.4 acres does not meet the minimum subdivision standards for a non-sewered lot unless it ties into sewer.

**Mr. Montgomery** made a **motion** for approval of the common access drive contingent upon meeting the requirements and comments of Planning Staff and the TRC.

**Mr. Wheeler** made a **second**.

All in favor, motion carried.

Upon hearing no further business, **Mr. Wheeler** made a **motion** to adjourn.

**Mr. Wengerd** made a **second**.

All in favor, motion carried.

Meeting adjourned at 3:25PM.

\_\_\_\_\_  
Date  
David Mann, Chairman  
WC Planning Commission

\_\_\_\_\_  
Date  
John Fitzpatrick, Secretary  
WC Planning Commission

Respectfully Submitted,  
J. Frost, July 14, 2010

**MINOR SUBDIVISION REPORT:**

**LOT SPLITS:**

| APPLICATION NUMBER | NAME                 | LOCATION      | LOT ACREAGE                  |
|--------------------|----------------------|---------------|------------------------------|
| M-10-10            | JERRY & PAULA REEVES | CON 36MS / NE | 3.000                        |
| M-10-17            | ELI W. KUHNS         | PAI 20NW      | 2.177                        |
| M-10-23            | TIM RICHARDSON       | GRE 27SE      | 2.000(ORRVILLE 3-MILE LIMIT) |
| M-10-37            | VERNON N. CHUPP      | SAL 12NE      | 1.143                        |

**ANNEXATIONS:**

| APPLICATION NUMBER | NAME        | LOCATION | LOT ACREAGE |
|--------------------|-------------|----------|-------------|
| M-10-29            | DENNY SIDLE | GRE 14NE | 0.165       |
| M-10-26            | MERLIN ERT  | BAU 26SE | 0.10        |

**LARGE LOTS:**

| APPLICATION NUMBER | NAME     | LOCATION | LOT ACREAGE                    |
|--------------------|----------|----------|--------------------------------|
| LL-10-03           | ROY EBIE | EAU 3SW  | 12.808 (ORRVILLE 3-MILE LIMIT) |

**MAJOR SUBDIVISION REPORT (replat & renumber):**

| APPLICATION NUMBER | NAME           | LOCATION | LOT ACREAGE |
|--------------------|----------------|----------|-------------|
| MA-10-06           | MARTIN NUETZEL | WOO 29NW | 2.727       |

**OTHER BUSINESS:**

1. Chippewa Township Zoning Amendment

**ADJOURN**