

**DRAFT MEETING MINUTES**  
**WAYNE COUNTY PLANNING COMMISSION**  
**JULY 9, 2008 – 3:00 PM**  
**(County Administration Building, 2<sup>nd</sup> Floor Meeting Room)**

***Members Present:** John Fitzpatrick, Val Jesionek, Becky Jewell, Karl Kanehl, David Mann, Roger Maurer, Ann Obrecht and Richard Stearns.*

***Members Absent:** Cheryl Noah, Marlin Wengerd and Scott Wiggam.*

***Others Present:** Jim Shamp, Ray Leisy, Rob Kastner, Chris Kick, Ron Rudolph, John Boreman and Loretta Firis.*

***Staff Present:** Betsy Sparr, Lisa Johnson and Katie Myers.*

***Mr. Mann, Chairman** called the meeting to order.*

***Mr. Kanehl, Vice-Chairman** called the roll. A quorum was present.*

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

**MEETING MINUTES**

*The June 11, 2008 Public Hearing and regularly scheduled meeting minutes were reviewed.*

***Ms. Obrecht** made a **motion** to approve both sets of meeting minutes as presented.*

***Mr. Stearns** made a **second**.*

*Motion carried.*

**SUBDIVISION REPORT**

***Staff** explained that the report had been changed by listing minors, annexations, large lots and majors (replats & renumbers) separately rather than together.*

***Staff** recommended acceptance of the report.*

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

***Ms. Jewell** made a **second**.*

*Motion carried.*

**COMMON ACCESS DRIVE**

***Jim Shamp, P.S.** represented the project. John Boreman, applicant was present.*

***Staff** gave a power point presentation of staff's recent site review of the Common Access Drive.*

*It was noted that two (2) vehicles could pass within the Common Access Drive, which was the intent when the CAD standards were upgraded.*

*Staff felt that the Common Access Drive was in good condition from when it was originally constructed under the 1999 subdivision regulations adding that contingency #3 is a newer "CAD" requirement.*

*Staff recommended approval of a new lot on this existing CAD with the following contingencies:*

- 1. The new lot would need to become part of the existing CAD agreement with all current owners of lots on the CAD agreeing to this change;*

2. *The fence should be shortened or relocated slightly to increase the width to 16' the length of the CAD;*
3. *Reflective address signage for all of the lots should be added at the intersection of the CAD and the public road and at the intersection of private drives and the CAD;*
4. *The existing chip and sealed surface should be patched and re-sealed.*

*Ms. Obrecht made a motion for approval with staff recommendations including the above contingencies.*

*Mr. Fitzpatrick made a second.*

*Motion carried.*

*Staff advised Mr. Boreman that once the upgrades are completed to contact the Planning Department for a site review.*

### **Sonnenberg Village Presentation**

*Raymond Leisy, Wayne County Probate and Juvenile Court Judge, Project Manager for the proposed Sonnenberg Village in Kidron gave a presentation.*

*He explained that the reason for today's presentation is to touch base with interested parties and obtain feedback for the project.*

*The Kidron Historical Society will own all the buildings and property.*

*All buildings are to be historic in nature with the exception of the Welcome Center housing the restrooms for the entire village. A deteriorating historic cabin & five(5) acres located on Hackett Road has already been donated towards the project.*

*An Ecosystem (wetlands area and pond) is being planned and will be designed and managed by the biology department at Central Christian High School.*

*Funding opportunities are being sought, one of which is a grant through Ohio Public Works (Clean Water Act).*

*The underlying concept for the entire village is "green" and the society hopes to accomplish this with the help of Harris-Day Architects who is Leadership Energy and Environmental Design certified green.*

*Mr. Leisy discussed several environmentally friendly ideas they hope to implement, some of which are utilizing recycled materials for renovations to the cabin and working with the Ohio Department of Energy to produce all their own energy through solar & wind power.*

*Staff reported that the five (5) acre parcel has already been through the TRC process and has been approved. Also, the Planning Commission has reviewed an extension of the Kidron Sewer to the 5-acre parcel.*

*At this point it is at the zoning stage, however, this area located within Wayne County is not required to have a zoning review.*

*Staff was given a presentation by Mr. Leisy and Ron Rudolph, P.S. on July 7<sup>th</sup> at which time staff encouraged Mr. Leisy to give a presentation to the Planning Commission to seek their support of the project.*

*Staff discussed the project with the Kidron Fire Department and they reported that the Historical Society is working with them to address their issue regarding a "dry hydrant". Information regarding the project and presentation was faxed to the Sugar Creek Township Trustees as well.*

**Ms. Obrecht** made a **motion** for support of the Sonnenberg Village Project.

**Mr. Fitzpatrick** made a **second**.

Motion carried.

**Katie Myers, Staff Planner** gave updates to the following programs:

**Agricultural Security Areas in Wayne County**

1. **Ms. Myers** reported that the Wayne County Commissioners and Franklin Township Trustees have approved the first ASA in Franklin Township involving 4 property owners (David Mann, Harold Mann, James Anderson and Mark Wertenberger) for a total of 522.71 acres.

The approval has generated several calls to the Planning Department inquiring about the program.

2. The first application (659 acres, Parmenter Road/SR 83) for Canaan Township has been approved by the County Commissioners and is scheduled to go before the Canaan Township Trustees on August 14, 2008, no problems are anticipated.

3. The original House Bill written to support the ASAs has been updated and will go into effect on July 18, 2008. Locally, Ms. Myers and Brian Gwin (WEDC) have been working with NRCS on updating the local policies and procedures to match the new legislation changes, also, including the state policies for ODNR on best management practices.

Once completed, the new revisions will be forwarded on to the originally established local review board.

For further information, Ms. Myers can be contacted at the County Planning Department and Brian Gwin at the Wayne Economic Development Council.

The current policy is also available on the Wayne County Planning Department Website ([www.wayneohio.org](http://www.wayneohio.org)).

**Ag Easement Purchase Program**

**Ms. Myers** reported that the 2008 round of funding for the AEPP has closed and that the two (2) applications (Harold Mann and Mark Wertenberger) that were received are within the Franklin Township ASA.

To date no data has been released from the state, however, it is anticipated that by mid-July the awards will be announced.

**Ms. Myers** noted that the source of funding for the AEPP Program comes from the Clean Ohio Fund and is up for renewal on the November 2008 ballot.

**Township Comprehensive Plan Program**

**Ms. Myers** explained that the program is administered by the County Commissioners and it assists townships in writing their own Comprehensive Plans. The program started about two (2) years ago and is being funded with Revolving Loan Fund money.

The same consulting firm is overseeing all four (4) township plans (Congress, Chippewa, Baughman and Green) that are in the final stages of the process; it is anticipated that Congress Township will be the first township to complete their plan.

Once the Congress Township Steering Committee approves the rough draft, it is then recommended to the trustees to be forwarded on to the County Planning Commission for ratification. Since Townships have no authority to adopt plans in Ohio it is required that

*the County Planning Commission recognize the plan in order to implement it through the County Subdivision Regulations.*

*Hopefully, by the end of the year all four (4) township plans will have come before the County Planning Commission for ratification.*

**FY '08 CDBG Fomula Application Handout**

*Lisa Johnson, Assistant Director distributed and reviewed handouts outlining the FY '08 CDBG Application.*

*Ms. Johnson explained that the Formula Grant has met the state deadline of June 27, 2008.*

*Total allocation for the County for 2008 is \$320,000.00 out of which \$266,000.00 represents actual project costs.*

*The program benefits low to moderate-income residents.*

**NEFCO and Ohio EPA Presentation**

*Staff announced that Joe Hadley (NEFCO) and Keith Riley (OEPA) would be making a presentation at the August 13<sup>th</sup> Meeting regarding the 201/208 Facility Planning process. Invitations to attend the presentation will be sent to the county cities and villages.*

*Upon hearing no further business, Ms. Obrecht made a motion to adjourn, Mr. Stearns made a second.*

*Motion carried, meeting adjourned.*

\_\_\_\_\_ Date \_\_\_\_\_  
David Mann, Chairman  
Wayne County Planning Commission

\_\_\_\_\_ Date \_\_\_\_\_  
John Fitzpatrick, Secretary  
Wayne County Planning Commission

July 18, 2008 jf