



Tomorrow Together

Honoring our past ... Shaping our future
WAYNE COUNTY, OHIO

BOARD OF COUNTY COMMISSIONERS

JIM CARMICHAEL • ANN M. OBRECHT • SCOTT S. WIGGAM

WAYNE COUNTY PLANNING COMMISSION MEETING
WAYNE COUNTY ADMINISTRATION BUILDING
2ND FLOOR MEETING ROOM
3:00 PM WEDNESDAY: FEBRUARY 10, 2016

AGENDA

“Please turn off your cell phones during this meeting. Thank You! “

CALL TO ORDER:

ROLL CALL:

OATH: *“Please state your name when speaking to help with today's Minutes”*

MINUTES: *January 13, 2016*

OLD BUSINESS: *None*

NEW BUSINESS:

MINOR SUBDIVISION REPORT: *Listed on Attached*
(Splits, Annexations, Large Lots)

MAJOR SUBDIVISION REPORT: *None*
(Re-Plats, Re-Numbers)

EXTENSIONS: *None*

VARIANCES: *None*

COMMON ACCESS DRIVES: *MCAD-16-01, EAU 21 NE, NW, CR 44, APPLE CREEK RD., OWNER: FB LEASING;
APPLICANT: MELVIN MAST, SURVEYOR: AARON GERBER*

*MCAD-16-02, WAY 20 SW, 29 NW, 3533 MECHANICSBURG RD., CR 22, OWNER:
JAMES R. FISHBURN III, SURVEYOR: SHAFFER, JOHNSTON, LICHTENWALTER*

MAJOR SUBDIVISIONS: *None*

INTERGOVERNMENTAL REVIEW (IGR): *None*

OTHER BUSINESS: *Chippewa Township Zoning Amendment*

OLD BUSINESS: *None*

NEW BUSINESS:

MINOR SUBDIVISION REPORT: (Splits, Annexations, Large Lots)

SPLITS:

APPLICATION NUMBER	OWNER	LOCATION	LOT ACREAGE
M-15-40	John & Kathy Kirkwood	PAI 10 SE	2.038
M-15-51	Marlin Sue Jaquet	CAN 34 NE	2.490
M-15-58	Barbara L. Ciuca	CHE 6 SW	2.278 (access easement)
M-15-59	Eddie C. & Mary Ellen Yoder	PAI 18 NW	3.983
M-15-62	Gail Riggerbach	MAIL 28 NE	1.500
M-15-64	Ervin & Fannie Weaver	SUG 34 NE	1.704
M-15-65	Shane & Abby Rufener	CHI 33 SW	3.215 (access easement)

ANNEXATIONS: *None*

LARGE LOTS:

APPLICATION NUMBER	OWNER	LOCATION	LOT ACREAGE
LL-15-10	Lorenz & Lynnette Sartor	PLA 1 NE	6.163
LL-16-01	Country Pointe RE, LLC	CHE 30 SE	9.931

MAJOR SUBDIVISION REPORT: *None*
(Re-Plat & Re-Number):

COMMON ACCESS DRIVES:

MCAD-16-01, EAU 21 NE, NW, CR 44, APPLE CREEK RD., OWNER: FB LEASING; APPLICANT: MELVIN MAST, SURVEYOR: AARON GERBER
(planning receipt #2101)

The applicant is proposing to create two lots on a common access drive (CAD). The CAD will follow an existing drive. The drive is named Orchard Drive and was part of the state-owned ACDC. The existing drive system is used mostly intact.

Health: For the proposed vacant 7.804 acre parcel- Applicant must submit a soils report from a certified soil scientist identifying soil(s) in the primary and secondary replacement sewage treatment system area. Applicant must submit a plot plan noting the location of the primary and secondary (replacement) treatment areas. Applicant must submit a review fee per parcel of \$100. For the proposed 1.250 acre parcel- Wayne County Health Department waives review for this parcel.

Wayne SWCD: A 20' wide drainage course exists extending from the north to the south property line, approximately 400' west of the east property line, of proposed Lot 1. The drainage course and the Drainage Course Note shall be on the final survey. In addition all culverts to be installed for the purpose of construction the Common Access Drive shall be sized, by a Professional Engineer, to meet the Subdivision Regulations requirements.

Planning: The existing drive is in good condition with some potholes that require patching. The width is generally over 20' though a few places it narrows to 18'. There is a concrete barrier near the beginning of the drive where the opening for the CAD is approximately 12'. There are four other drives intersecting the proposed drive.

Staff recommends approval of a Type 2 CAD (18' width) due to the length of the CAD with the following conditions:

1. the CAD needs to be within a 30' easement,
2. the concrete barrier needs to be removed so that the width of the drive is a minimum of 18'
3. the holes patched,
4. required signage installed
5. arrows & house number signs installed at intersections with existing drives
6. a T-type turnaround installed
7. an approved shared drive agreement submitted, and
8. All other TRC comments shall also be met.

MCAD-16-02, WAY 20 SW, 29 NW, 3533 MECHANICSBURG RD., CR 22, OWNER: JAMES R. FISHBURN III, SURVEYOR: SHAFER, JOHNSTON, LICHTENWALTER (planning receipt #2111)

The owner is proposing a CAD to serve two lots of approximately 4.3 and 39.1 acres. A frontage lot of 1.7 acres has an existing drive so is not proposed on the CAD.

Health: For the proposed vacant 1.7 and 4.3 acre parcels (2) - Applicant must submit a soils report from a certified soil scientist identifying soil(s) in the primary and secondary replacement sewage treatment system area. Applicant must submit a plot plan noting the location of the primary and secondary (replacement) treatment areas. Applicant must submit a review fee per parcel of \$100 x 2= \$200

Wayne SWCD: Watercourses were observed as follows: extending from the northwest corner to the proposed south property line of Parcel C at the existing bridge under Mechanicsburg Road; extending from the proposed north property line of Parcel C to the watercourse mentioned above; and extending from the proposed east property line of Parcel C to the watercourse mentioned above. The watercourses and the plat note shall be identified on the final survey plat. Also a portion of proposed Parcel C is located in the 100-year floodplain. A Floodplain Development Permit should be obtained as an attachment to the Construction Application for Permit (CAP) prior to the initiation of construction in this area. The National Wetlands Inventory Map indicates that wetlands exist on the west side of proposed Parcel C. It is up to the applicant to contact any agencies with jurisdiction in the wetlands before earth-disturbing activity is conducted in the wetlands. A Construction Application for Permit (CAP) shall be submitted to the Wayne SWCD office prior to construction the existing drive to CAD standards. Based on an estimated earth disturbance of one half acre of ground for each residential building lot, the total earth disturbance for the two lots and the Common Access drive (CAD) will be at least one acre. Therefore, a Storm Water Pollution Prevention Plan (SWP3), meeting the requirements of the Wayne County Storm Water Management Regulations, shall be attached to the CAP. All culverts installed for the purpose of constructing the CAD, shall be sized by a Professional Engineer, to meet the Subdivision Regulation requirements.

Planning: The existing drive is in very good condition. The width varies but is over 12'. The remainder of 39.1 acres has limited building sites due to the topography. It should be noted that any additional lots on the CAD will require approval by the Planning Commission and widening of the CAD to 18'.

Staff recommends approval of a Type 1 CAD with the following conditions:

1. the required signage installed;
2. a T-type turnaround installed;
3. an approved shared drive agreement submitted, and;
4. all other TRC comments shall also be met.

OTHER BUSINESS:

Chippewa Township is considering a revision to their zoning text. The Township proposes to add language to the Conditional Uses section of their Zoning Resolution. The proposal is to add guidelines for pipelines within the Township: Article XIV, Conditional Uses, Section 14.11

The Commission "...shall recommend the approval or denial of the proposed amendment or the approval of some modification of it and shall submit its recommendation to the township zoning commission. The recommendation shall be considered at the public hearing held by the township zoning commission on the proposed amendment." Ohio Revised Code 519.12 (E).

Staff recommendation will be available at the 2/10 meeting.