



Tomorrow Together

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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: NOVEMBER 4, 2015

MINUTES

MEMBERS PRESENT: *Bill Cletzer, John Fitzpatrick, Matthew Long, Joel Montgomery
Ann Obrecht, Gene Pouly, Jim Stephenson, Dick Stull, Marlin Wengerd*

MEMBERS ABSENT: *David Mann, Steve Wheeler*

OTHERS PRESENT: *John Long (SJL: MCAD-15-04: Surveyor)*

STAFF PRESENT: *Betsy Sparr, Lisa Johnson, Flo Bracken*

MEETING CALLED TO ORDER: *Chairman Cletzer called meeting to order at 3:00p*

ROLL CALLED: *Secretary Fitzpatrick called the Roll; a Quorum was present*

OATH ADMINISTERED: *Chairman Cletzer administered Oath to anyone intending to speak at the meeting*

MINUTES: **AUGUST 12, 2015**
*Moved by **Jim Stephenson** to approve as presented
Seconded by **Matthew Long**
Motion carried*

OLD BUSINESS: *None*

NEW BUSINESS:

MINOR SUBDIVISION REPORT: **STAFF RECOMMENDED ACCEPTANCE OF REPORT AS PRESENTED**
Moved by John Fitzpatrick to approve as presented
Seconded by Ann Obrecht
Motion carried

MAJOR SUBDIVISION REPORT: **STAFF RECOMMENDED ACCEPTANCE OF REPORT AS PRESENTED**
(Re-Plat/Re-Number) *Moved by John Fitzpatrick to approve as presented*
Seconded by Ann Obrecht
Motion carried

EXTENSIONS: *None*

VARIANCES: *None*

COMMON ACCESS DRIVES: **MCAD-15-04, PAI 15 NE, SR 250, DOVER ROAD**
 OWNER: NORMAN SHETLER
 SURVEYOR: SHAFFER, JOHNSTON, LICHTENWALTER
There are two lots proposed to use the CAD: 11.9 acres with an existing dwelling and a vacant 4.8 acre parcel. It is unclear from the submission where the turnaround will be located or the length of the CAD. There appear to be slopes greater than 6% along the CAD.

Staff recommends approval of the CAD with the following conditions:

- *The portion of the existing drive proposed as the entrance to the CAD and the proposed new CAD shall be improved to CAD 1 standards in Section 203.04 G 1 b 1-16 of the Wayne County Subdivision Regulations.*
- *The improvements include but are not limited to dimensions, materials, chip seal in areas with slopes greater than 6%, signage, T-type turnaround, and approved shared drive agreement.*
- *All other TRC comments shall be met.*

Staff noted that setbacks only apply to principal buildings, not drives or accessory structures

John Long (Surveyor) represented Mr. Shetler. He made his presentation to the Committee and answered all questions. He noted that the comments from Health, Planning and Soil & Water were received and seemed to be pretty well in-line with what he typically sees. They will comply.

Joel Montgomery made the motion to approve according to Staff recommendations. Matthew Long seconded. John Fitzpatrick opposed. Motion was carried.

MAJOR SUBDIVISIONS: *None*

INTERGOVERNMENTAL REVIEW: *None*

OTHER BUSINESS: *Betsy Sparr mentioned that there will be two empty seats at the end of this year; so if anyone knows of someone interested, have them call the Commissioners' office*

ADJOURN: *Upon hearing no further business, it was moved by Jim Stephenson and seconded by Ann Obrecht to adjourn the meeting. Motion carried. Meeting adjourned at 3:15p.*

X

 Bill Cletzer, Chairman
 Wayne County Planning Commission

X

 John Fitzpatrick, Secretary
 Wayne County Planning Commission