



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: APRIL 13, 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: *February 10, 2016*

OLD BUSINESS:

NEW BUSINESS:

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

MAJOR SUBDIVISION REPORT: *Listed on Attached*
(Re-Plats, Re-Numbers)

EXTENSIONS: *None*

VARIANCES: *None*

COMMON ACCESS DRIVES: *MCAD-16-03, Owner: Haven Investments LLC,
Surveyor: Shaffer, Johnston, Lichtenwalter*

*MCAD-16-04 Applicant: Dustin Geigtey, Owner: Edward & Stacey
Geigtey*

MAJOR SUBDIVISIONS: *None*

INTERGOVERNMENTAL REVIEW (IGR): *None*

OTHER BUSINESS:

OLD BUSINESS: None

NEW BUSINESS:

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

SPLITS:

APPLICATION NUMBER	OWNER	LOCATION	LOT ACREAGE
M-15-37	Derik Geitgey	CON 32 SE	3.735
M-15-55	Joseph Stoller	CHI 5 SE	5.000 (Access Easement)
M-16-02	Ervin A. & Saraetta Miller	PAI 19 NE	3.000 (Access Easement)
M-16-04	Eli D. Miller	EAU 32 SW	5.193
M-16-06	Jennifer Frank (Carr)	CAN 29 NE	3.291 & 4.624

ANNEXATIONS:

APPLICATION NUMBER	OWNER	LOCATION	LOT ACREAGE
M-15-46	Red Coach Properties	PAI 16 SE	1.555

LARGE LOTS:

APPLICATION NUMBER	OWNER	LOCATION	LOT ACREAGE
LL-15-14	Keith Spitler	CHE 23 NW	7.409 & 8.223
LL-15-16	Margaret Snell	CLI 21 SE	16.916
LL-16-03	Jake D. Miller	PLA 13 SW/SE	12.776
LL-16-04	Crist Miller	PAI 20 SW	5.178

MAJOR SUBDIVISION REPORT: (Re-Plat & Re-Number)

APPLICATION NUMBER	OWNER	LOCATION	LOT ACREAGE
MA-15-10	Jeff & Barb Finley	CHI 14 NE	0.054 (reconfigure 2 lots on sewer to eliminate encroachment)
MA-16-02	Jill Carr	PLA 1 NW	0.92 (combine 2 lots)
MA-16-03	Eli Yoder	SAL 14 NE	2.7 – 4.2 (reconfigure 2 lots)

COMMON ACCESS DRIVES:**MCAD-16-03, WAY 13 SE, 4400 SMITHVILLE-WESTERN RD., CR 86, OWNER: HAVEN INVESTMENTS LLC, SURVEYOR: SHAFFER, JOHNSTON, LICHTENWALTER**

The owner is proposing a CAD to serve two lots of approximately 1.5 and 17 acres. The 17 acres has frontage but is proposed to use the CAD. The CAD is over an existing drive. This will be reviewed at the 4/13/16 Planning Commission meeting.

Health: *For the proposed vacant 1.5 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. Remainder is waived.

Planning: *The drive is over 14' in width. The eastern extension and the t-type turnaround need to be constructed to meet CAD standards. The signage shall be installed to CAD standards and a shared drive agreement submitted for review and approval.*

Wayne SWCD: *A watercourse was observed extending across the northern portion and the extreme eastern tip of proposed Lot 1. A watercourse was observed extending along the east property line of proposed Lot 2 and proposed Lot 1 to the watercourse mentioned above. The watercourses and the appropriate note shall be on the final survey.*

Staff recommends approval of the Common Access Drive with the following conditions:

1. **The eastern extension of the common drive and the T-type turnaround are installed to the standards of the Subdivision Regulations, Section 203.04, G, 1, b;**
2. **The required signage is installed according to the Subdivision Regulations, Section 203.04 G, 1, b;**
3. **A shared drive agreement is submitted and approved;**
4. **All other TRC comments met.**

MCAD-16-04, CR 161, MARTIN RD., OWNER: EDWARD & STACEY GEITGEY, APPLICANT: DUSTIN GEITGEY
(Planning FEE \$250 PAID/\$750 due if approved)

The applicant is proposing to split approximately 2 acres from an existing 30.5 acre tract on a new Common Access Drive (CAD). The existing dwelling, 7899 Martin Road and the proposed new lot will be accessed via the proposed CAD. This will be reviewed by the Planning Commission at the April 13th meeting.

Health: *For the proposed vacant 1.5-2.0 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 remainder parcel-** Wayne County Health Department waives further review for these parcels

Planning: *The developer shall ensure that a minimum of 30' of frontage each for the proposed new lot and the vacant land to the north; a Professional Surveyor or Professional Engineer shall certify that the area proposed as the T-type turnaround meets the minimum standards; a shared drive agreement shall be submitted and approved; the required signage shall be installed and all other TRC comments met.*

Wayne SWCD: *It appears based on aerial photography that subsurface tiles exist on the proposed parcel. All existing subsurface tiles that are encountered during construction shall be repaired if damaged and rerouted around proposed structures or excavations. A Construction Application for Permit (CAP) shall be submitted to the Wayne SWCD office prior to constructing the existing drive to Common Access Drive (CAD) standards if an earth disturbance of 10,000 ft² or more is planned during this work. All culverts, installed for the purpose of constructing the CAD, shall be sized, by a Professional Engineer, to meet the Subdivision Regulation requirements.*

Staff recommends approval of the Common Access Drive with the following conditions:

1. **A Professional Surveyor or Engineer certifies that the turnaround meets the minimum standards of the Subdivision Regulations, Section 203.04, G, 1, b;**
2. **The new lot and the vacant portion of the existing lot have a minimum of 30' of frontage on the CAD;**
3. **The required signage is installed according to the Subdivision Regulations, Section 203.04 G, 1, b;**
4. **A shared drive agreement is submitted and approved;**
5. **All other TRC comments met.**

OTHER BUSINESS: