



# 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: JULY 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: April 13, 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-16-05, EAU 13 NE, TR 131, ARNOLD RD., OWNER: MARK & KAREN STEINER, SURVEYOR: SHAFFER, JOHNSTON, LICHTENWALTER

MCAD-16-06, SUG 12, SW, TR 151, 18601 DAVIS ROAD, OWNER: REX LEHMAN, APPLICANT: JARED HIMES, SURVEYOR: MARK PURDY

MAJOR SUBDIVISIONS: *None*

INTERGOVERNMENTAL REVIEW (IGR): *None*

OTHER BUSINESS: 

1. Chippewa Township Zoning Amendments
2. Request to Review Section 203.04 G Alternative Access

**OLD BUSINESS:** None

**NEW BUSINESS:**

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

**SPLITS:**

<b>APPLICATION NUMBER</b>	<b>OWNER</b>	<b>LOCATION</b>	<b>LOT ACREAGE</b>
M-15-21	Donald R. & Hallie Redman	FRA 34 SW	3.447
M-16-01	Joseph Stoller	CHI 27 NW	2.652, 4.821
M-16-07	Randall Berry	PLA 11 NW	1363
M-16-08	Herbert & Anita Berry, Trustees	PLA 10 NE	1.901
M-16-09	Emanuel U. & Delila Petersheim	EAU 35 NE	11.5 (A/E)
M-16-10	Levi Miller, Jr.	FRA 4 NW	10.144, 10.144 (A/E)
M-16-13	Emery Yoder	SAL 2 SW	1.931
M-16-14	Blessing Acre Farms, LLC	PAI 14 SW	4.0
M-16-16	Monroe Yoder	SAL 17 SE / 20 NE	1.139
M-16-17	Reuben E. & Esther E. Miller	EAU 25 NW	4.0 (A/E)
M-16-18	Dana Hess	CAN 17 SE	2.001(A/E)
M-16-20	Ella A. Yoder	SUG 18 NE	2
M-16-21	BRG Holdings (Steve Hostetler)	SUG 19 NE	1.922

**ANNEXATIONS:**

<b>APPLICATION NUMBER</b>	<b>OWNER</b>	<b>LOCATION</b>	<b>LOT ACREAGE</b>
M-16-05	Peter & Mose Miller	PAI 13 SW	2.032
M-16-08	Herbert & Anita Berry, Trustees	PLA 10 NE	4.430
M-16-13	Emery Yoder	SAL 2 SW	1.495
M-16-30	Lighthouse of Hope	PAI 22 SW	0.373, 2.021
LL-16-05	Sam Hilty	MIL 22 NE	2.911, 7.113

**LARGE LOTS:**

<b>APPLICATION NUMBER</b>	<b>OWNER</b>	<b>LOCATION</b>	<b>LOT ACREAGE</b>
LL-16-05	Sam Hilty	MIL 22 NE	9.977
LL-16-06	Hofstetter Farm Family	SUG 28 SE	7.909
LL-16-07	Doris Foote	CLI 21 NW	12.380

**MAJOR SUBDIVISION REPORT:**

(Re-Plat & Re-Number):

<b>APPLICATION NUMBER</b>	<b>OWNER</b>	<b>LOCATION</b>	<b>LOT ACREAGE</b>
MA-15-11	Paul E. & Freda A. Raber	EAU 27 SE	10.082
MA-16-01	Robert M. & Mary A. Haven	EAU 17 NW	9.384

**COMMON ACCESS DRIVES:****MCAD-16-05, EAU 13 NE, TR 131, ARNOLD RD., OWNER: MARK & KAREN STEINER, SURVEYOR: SHAFFER, JOHNSTON, LICHTENWALTER**

The applicant is proposing to create three (3) lots on a new Common Access Drive (CAD). Two lots (A-2.6 acres & B-2.3 acres) are being split from a 26 acre parcel and the 3<sup>rd</sup> lot (C-3.8 acres) is being split from a 21 acre parcel. All 3 lots will be accessed by the new CAD. The proposal will be reviewed by the Planning Commission at their July 13<sup>th</sup> meeting.

**TRC COMMENTS:**

***Health:*** For the proposed vacant parcels A 2.6 acres, B 2.3 acres and C 3.8 acres The 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. Please refer to the Health Departments letter dated June 10, 2016 for the plot plan detail requirements. The Applicant must submit a review fee per parcel of \$100.00 x3 = \$300

***Planning:*** The CAD shall be built to the Type 2 CAD standards found in Section 203.04 G b 1-16, including but not limited to dimensions, materials, T-type turnaround, signage installed, an approved shared drive agreement and all other TRC comments shall also be met prior to the survey plat being signed. This proposal is located in the Orrville 3-mile limit; however, the City of Orrville has deferred the review to the County.

***Wayne SWCD:*** A 20 foot wide drainage course exists extending from the south to the north property line of proposed Lot A. A 20 foot wide drainage course exists extending from the south to the west property line of proposed Lot C. Drainage Course Note: Drainage courses were observed on the proposed parcels. The drainage courses are swales, as shown and identified on the plat. The drainage courses should be preserved as a means of disposing stormwater and groundwater and are intended to benefit all who adjoin them. To preserve the function of the drainage course an area described as, ten feet on each side of the centerline of the swale, extending along its entire length, should not be impeded. Within the drainage course, no structure, fencing, culvert or other material should be placed or permitted to remain which may obstruct, retard or divert the flow. A Construction Application for Permit (CAP) shall be submitted to the Wayne SWCD office prior to constructing the Common Access Drive (CAD). Based on an estimated earth disturbance of one half acre of ground for each residential building lot, the total earth disturbance for the three lots and the CAD will be greater than 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 to be installed for the purpose of constructing the CAD, shall be sized, by a Professional Engineer, to meet the Subdivision Regulations requirements.

**Staff recommends approval of a Type 2 Common Access Drive (CAD) with the following conditions:**

1. **The CAD and T-type turnaround be installed to the standards of the Subdivision Regulations, Section 203.04, G, 1, b prior to the creation of the lots and signing of the plat;**
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 prior to the signing of the plat;**
4. **All other TRC comments met.**

**MCAD-16-06, SUG 12, SW, TR 151, 18601 DAVIS ROAD, OWNER: REX LEHMAN, APPLICANT: JARED HIMES, SURVEYOR: MARK PURDY**

The applicant is purchasing a 5.966 acre parcel and is proposing to subdivide the parcel into two (2) lots on a new Common Access Drive (CAD). The proposed lot sizes are 2.983 acres each. The CAD will be located on the east side of the property and will front on Davis Road. The proposal will be reviewed by the Wayne County Planning Commission at their July 13, 2016 meeting.

**TRC COMMENTS:**

***Health:*** For the proposed vacant parcels, A) 2.983 acres and B) 2.983 acres the 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. Please refer to the Health Departments letter dated June 17, 2016 for the plot plan detail requirements. The Applicant must submit a review fee per parcel of \$100.00 x 2 = \$200

**Planning:** The proposed CAD is located on the east side of the parcel and appears to be about 650' feet in length. There is an existing set of gas or oil tanks that are within the 30' CAD easement area. The CAD easement area shall be widened to accommodate the tanks and allow for the 30' easement width so that the easement area is unobstructed. Staff recommends a Type 1 CAD with the following conditions: the CAD shall be built to Type 1 standards found in Section 203.04 G b 1-16, including but not limited to widening the easement area at the tanks, dimensions, materials, T-type turnaround, signage installed and an approved shared drive agreement and all other TRC comments shall also be met prior to the survey plat being signed.

**Wayne SWCD:** A 20' wide drainage course exists extending from the west to the east property line of the proposed north (2.983 Acre) parcel on the Common Access Drive. The drainage course and the Drainage Course Note shall be on the final survey. A Construction Application for Permit (CAP) shall be submitted to the Wayne SWCD office prior to constructing the CAD. 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 CAD will be greater than 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 to be 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 a Type 1 Common Access Drive (CAD) with the following conditions:**

1. The CAD and T-type turnaround be installed to the standards of the Subdivision Regulations, Section 203.04, G, 1, b prior to the creation of the lots and signing of the plat;
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 prior to the signing of the plat;
4. All other TRC comments met.

**OTHER BUSINESS:**

**1. CHIPPEWA TOWNSHIP ZONING - PROPOSED AMENDMENTS**

Chippewa Township is considering a revision to their zoning text. It is the responsibility of the Planning Commission to "... 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).

The proposed Township amendments and Staff comments follow:

- A. Eliminate the last two paragraphs of Section 2.01 A, page 3 regarding farm markets.

**Staff recommends the following action:**

**Submit to the Chippewa Township Zoning Commission a RECOMMENDATION OF APPROVAL**

- B. Add to Article XIV, 14.11 Pipeline Standards

**Staff recommends the following action:**

**Submit to the Chippewa Township Zoning Commission a RECOMMENDATION OF APPROVAL WITH MODIFICATIONS**

**Proposed Modifications:**

1. Section 14.11 (B) "... (RUMA) with the Chippewa Township Board of Trustees, Wayne County Board of Commissioners, and the Wayne County Engineer, as applicable.
2. Section 14.11 (D) 2<sup>nd</sup> Sentence: Does the Wayne County Sheriff have the authority to contract with a pipeline operator for police services? The Township should check into this.
3. Last Sentence: It appears a word is missing: "...and may be held at the discretion of Fire Department or Wayne County Sheriff...

- C. Add to Article XIV, Section 14.12, Solar Farm regulations.

**Staff recommends the following action:**

**Submit to the Chippewa Township Zoning Commission a RECOMMENDATION OF APPROVAL**

- D. Add to Article XIX – Definitions
  - 59. Pipelines, Gathering Lines **AND**
  - 60. Pipelines, Liquid Lines

**Staff recommends the following action:**

***Submit to the Chippewa Township Zoning Commission a RECOMMENDATION OF APPROVAL WITH MODIFICATIONS***

***Definition #60 appears to be a definition of Liquid Gas products, not of Liquid Lines. Perhaps a portion of the proposed definition has been inadvertently omitted?***

***Proposed Modifications:***

- 1. Delete Definition #60; and***
- 2. Change Definition #59 as follows:***

***59. Pipelines, Gathering and Liquid Lines: Any pipeline upstream from a processing facility, any line carrying gas from a processing facility to a fractionation plant, and any line carrying natural gas or any individual finished product produced by a natural gas fractionation plant, generally including ethane, propane, butanes and natural gasoline, from a processing plant or fractionation plant to an interstate or intrastate pipeline.***

- 61. Solar Farm

**Staff recommends the following:**

***Submit to the Chippewa Township Zoning Commission a RECOMMENDATION OF APPROVAL***

**2. REQUEST FROM SURVEYORS TO REVIEW SECTION 203.04 G ALTERNATIVE ACCESS SECTION OF THE SUBDIVISION REGULATIONS**

It has been suggested that the Planning Commission should consider flag lots in certain situations. Some parameters could be identified where a flag lot could be created under existing conditions. In some instances a flag lot would make more sense and be more cost effective than a 2-lot CAD. A flag lot would eliminate “common” from a typical 2-lot CAD eliminating the need for a Storm Water Pollution Prevention Plan. It was also suggested that the 40-acre minimum acreage for an Access Easement to be reconsidered as well. A few of the local surveyors will submit their suggestions in writing at a future time.