



# Tomorrow Together

Honoring our past ... Shaping our future

WAYNE COUNTY, OHIO

BOARD OF COUNTY COMMISSIONERS  
ANN M. OBRECHT • SCOTT S. WIGGAM • SUE A. SMAIL

**WAYNE COUNTY PLANNING COMMISSION MEETING**  
**WAYNE COUNTY ADMINISTRATION BUILDING**  
**2ND FLOOR MEETING ROOM**  
**3:00 PM WEDNESDAY: SEPTEMBER 7, 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: *August 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:** *None*

**MAJOR SUBDIVISIONS:** **MA-16-10, CAN 13 NW, 14 NE, WG DAIRY ALLOTMENT #2,**  
*OWNERS: VIRGIL GASSER & ROB STOLLER;*  
*SURVEYOR: LAURILA SURVEYING*

**INTERGOVERNMENTAL REVIEW (IGR):** *None*

**OTHER BUSINESS:** *None*

**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-16-11	Dan Troyer	EAU 24 NW	3.244, 3.742, 9.055
M-16-22	John Mast	FRA 36 NE	3.072, 10.609
M-16-28	John D. Miller	EAU 35 NE	4.000
M-16-32	David Troyer	PAI 19 SW	4.102
M-16-33	Ruth Amstutz	SUG 20 NE	1.747, 8.842
<b>MCAD-14-01*</b>	Abe R. Troyer	SAL 12 SE	2.901, 7.215
<b>*This was re-configured as a minor with frontage on a public road</b>			

**ANNEXATIONS:** None

**LARGE LOTS:**

<b>APPLICATION NUMBER</b>	<b>OWNER</b>	<b>LOCATION</b>	<b>LOT ACREAGE</b>
LL-15-15	David F. & Arlene A. Hershberger	PAI 17 SE	5.001

**MAJOR SUBDIVISION REPORT:**

(Re-Plat & Re-Number):

<b>APPLICATION NUMBER</b>	<b>OWNER</b>	<b>LOCATION</b>	<b>LOT ACREAGE</b>
MA-16-09	Pin Oaks Partnership	CON 3 NW	2.514, 3.198

**MAJOR SUBDIVISIONS:**

**MA-16-10, CAN 13 NW, 14 NE, SR 3, CLEVELAND RD, CR 504, STERLING RD., WG DAIRY ALLOTMENT #2, OWNERS: VIRGIL GASSER & ROB STOLLER; SURVEYOR: LAURILA SURVEYING**

The owners are proposing to create a new 9.840 acre parcel from a 49.7 acre platted lot. The proposed 9.84 acre lot is proposed on a 30' access easement and is around an existing pond. It is being reviewed as an expedited/single-lot major with a variance.

**TRC REVIEW:**

**ODOT:** This section of SR 3 is considered a Category 3 Low Emphasis access facility. Minimum driveway spacing on this section of SR 3 is 425 feet (50 mph). The current State Highway Access Management Manual states that no additional access shall be provided for the splitting or dividing of existing parcels under common ownership and all access to newly created properties shall be provided internally from the existing access. Since the existing parcel has access to SR 3, no additional access points to SR 3 would be permitted. Access to SR 3 for the proposed 4.670 acre parcel would need to be via the existing access point that will be used by the proposed 9.840 parcel or the existing parcel to the north of the proposed 4.670 acre parcel. A permit application will need to be submitted to ODOT District 3 by the property owner for any work that will take place within the State Right-of-Way. An ODOT issued permit is needed before any work can be done within the State Right-of-Way.

**Planning:** *There are no concerns with the reconfiguration of Tax Map Parcel "K" – 5 acres to 4.670 acres as a replat/renumber. Access easements are not authorized in the Major Subdivision sections of the Subdivision Regulations and new lots require Planning Commission approval. The unique circumstance of the proposed new 9.8 acre lot as an already developed pond precludes additional splits.*

**Staff recommends approval of the proposed lot on an easement with the following note: "Any future proposals for the remaining 39.6 acres shall require an overall plan for the acreage including the development of new public roads."**