



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: FEBRUARY 10, 2016

MINUTES

MEMBERS PRESENT: *Bill Cletzer, John Fitzpatrick, Matthew Long, Joel Montgomery
Gene Pouly, Dick Stull, Steve Wheeler*

MEMBERS ABSENT: *Robert Gralinski, , Ann Obrecht, Sue Smail, Jim Stephenson,*

OTHERS PRESENT: *John Long (SLJ), Mark Sayre (CHI), Lynette Wiley (CHI)
Aaron Gerber (Baker Surveying), Mervin Mast (MCAD-16-02)
Rob Kastner (Soil & Water)*

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: **JANUARY 13, 2016**
*Moved by **Steve Wheeler** to approve as presented
Seconded by **Dick Stull**
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 **Steve Wheeler**
 Motion carried

MAJOR SUBDIVISION REPORT:
 (Re-Plat/Re-Number) None

EXTENSIONS: None

VARIANCES: None

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

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.

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 and house number signs installed at intersections with existing drives**
6. **A T-type turnaround installed**
7. **An approved Shared Drive Agreement submitted**
8. **All other TRC comments shall also be met**

Aaron Gerber and Mervin Mast addressed the Commission and answered all questions. Lot 1 (Back) being used for agriculture. Lot 2 (Front) Split for liability reasons.

Dick Stull made motion to approve according to Staff recommendations. **Joel Montgomery** seconded. Motion carried.

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

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 CAD.

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**
4. **All other TRC comments shall also be met**

John Long, representing the Owner, addressed the Commission and answered all questions.

Steve Wheeler made motion to approve according to Staff recommendations. **Dick Stull** seconded. Motion carried.

MAJOR SUBDIVISIONS: None

INTERGOVERNMENTAL REVIEW: None

OTHER BUSINESS:

CHIPPEWA TOWNSHIP ZONING AMENDMENT

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).

*Chippewa Township Zoning Commission members Mark Sayre and Lynette Wiley addressed the Commission. After much discussion from all parties, the Commission allowed them to withdraw their request with an option to resubmit at a later date. **Matthew Long** made the motion to approve their request and **John Fitzpatrick** seconded. Motion carried.*

ADJOURN:

*Upon hearing no further business, it was moved by **Dick Stull** and seconded by **Steve Wheeler** to adjourn the meeting. Motion carried. Meeting adjourned at 3:40p*

X

*Bill Cletzer, Chairman
Wayne County Planning Commission*

X

*John Fitzpatrick, Secretary
Wayne County Planning Commission*