



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: JULY 13, 2016

MINUTES

MEMBERS PRESENT: *Robert Gralinski, Matthew Long, Joel Montgomery, Gene Pouly
Sue Smail, Dick Stull*

MEMBERS ABSENT: *Bill Cletzer, John Fitzpatrick, Ann Obrecht, Jim Stephenson, Steve Wheeler*

OTHERS PRESENT: *Jared Himes (MCAD-16-06), Rob Kastner (Wayne Soil & Water),
John Long (SLJ), Mark Sayre (Chippewa Twp), Mark Steiner (MCAD-16-05)*

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

MEETING CALLED TO ORDER: *In the absence of the Chairman, Vice-Chairman and Secretary, Member
Stull called meeting to order at 3:00p*

*In honor of the passing of Commissioner Jim Carmichael, Member Stull
asked for a moment of silence*

ROLL CALLED: *Member Stull called the Roll; a Quorum was present*

OATH ADMINISTERED: *Member Stull administered Oath to anyone intending to speak at the
meeting*

MINUTES: **APRIL 13, 2016**
*Moved by **Sue Smail** to approve as presented
Seconded by **Robert Gralinski**
MOTION carried*

OLD BUSINESS: *None*

NEW BUSINESS:

MINOR SUBDIVISION REPORT: **STAFF RECOMMENDED ACCEPTANCE OF REPORT AS PRESENTED**
 Moved by **Matthew Long** to approve as presented
 Seconded by **Gene Pouly**
 MOTION carried

MAJOR SUBDIVISION REPORT: **STAFF RECOMMENDED ACCEPTANCE OF REPORT AS PRESENTED**
 (Re-Plat/Re-Number) Moved by **Matthew Long** to approve as presented
 Seconded by **Gene Pouly**
 MOTION carried

EXTENSIONS: None

VARIANCES: None

COMMON ACCESS DRIVES: **MCAD-16-05, EAU 13 NE, TR 131, ARNOLD ROAD**
 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 and B-2.3 acres) are being split from a 2-acre parcel and the third lot (C-3.8 acres) is being split from a 21-acre parcel. All three lots will be accessed by the new CAD.
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 are met**

John Long (SJL), representing the owner, Mark Steiner (who was also present), addressed the Commission and answered all questions. Mr. Long stated that they received all comments and intend to comply with them.

Bob Gralinski moved to approve according to Staff recommendations. **Sue Smail** seconded. MOTION carried.

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 Applicant, Jared Himes, addressed the Commission. He stated that he received all comments and intends to comply with them.

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 are met**

Matthew Long moved to approve according to Staff recommendations. **Sue Smail** seconded. MOTION carried.

MAJOR SUBDIVISIONS: *None*

INTERGOVERNMENTAL REVIEW: *None*

OTHER BUSINESS:

1. CHIPPEWA TOWNSHIP ZONING AMENDMENT

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

Bob Gralinski moved to RECOMMEND APPROVAL. **Joel Montgomery** seconded. MOTION carried.

- 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) 2nd 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..."*

Matthew Long moved to RECOMMEND APPROVAL WITH MODIFICATIONS according to Staff recommendations. **Bob Gralinski** seconded. MOTION carried.

- 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

Gene Pouly moved to RECOMMEND APPROVAL. **Joel Montgomery** seconded. MOTION carried.

- 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.

Sue Smail moved to RECOMMEND APPROVAL WITH MODIFICATIONS according to Staff recommendations. **Bob Gralinski** seconded. MOTION carried.

61. Solar Farm

Staff recommends the following:

Submit to the Chippewa Township Zoning Commission a recommendation of approval

Joel Montgomery moved to RECOMMEND APPROVAL. **Bob Gralinski** seconded. MOTION carried.

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

Staff informed the Commission that a request from local surveyors is forthcoming. The surveyors would like the Planning Commission to 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 be reconsidered as well. The surveyors will submit their suggestions in writing at a future time. The Commission will then need to decide if they would like to consider the proposal by subcommittee or as a Commission as a whole.

ADJOURN:

Upon hearing no further business, **Joel Montgomery** moved to adjourn, and **Gene Pouly** seconded. MOTION carried. Meeting adjourned at 3:29p.

X

Bill Cletzer, Chairman
Wayne County Planning Commission

X

John Fitzpatrick, Secretary
Wayne County Planning Commission