



Tomorrow Together

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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: AUGUST 10, 2016

MINUTES

MEMBERS PRESENT: *Bill Cletzer, John Fitzpatrick, Matthew Long, Joel Montgomery
Ann Obrecht, Gene Pouly, Sue Smail, Steve Wheeler*

MEMBERS ABSENT: *Robert Gralinski, Dick Stull*

OTHERS PRESENT: *Ed Gasbarre (RW Gasbarre & Associates), Rob Kastner (WC Soil & Water)*

STAFF PRESENT: *Betsy Sparr, Lisa Johnson*

MEETING CALLED TO ORDER: *Chairman Cletzer called meeting to order*

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: **JULY 13, 2016**
*Moved by **Sue Smail** to approve as presented
Seconded by **Steve Wheeler**
MOTION carried*

OLD BUSINESS: *None*

NEW BUSINESS:

MINOR SUBDIVISION REPORT:

STAFF RECOMMENDED ACCEPTANCE OF REPORT AS PRESENTED

Moved by **Ann Obrecht** to approve as presented

Seconded by **Steve Wheeler**

MOTION carried

MAJOR SUBDIVISION REPORT:

(Re-Plat/Re-Number)

STAFF RECOMMENDED ACCEPTANCE OF REPORT AS PRESENTED

Moved by **Steve Wheeler** to approve as presented

Seconded by **Joel Montgomery**

MOTION carried

EXTENSIONS:

None

VARIANCES:

V-16-01, EAU 36 SE & SAL 1 NW, TR 179, 5915 KANSAS RD.

OWNER: NELSON YODER, SURVEYOR: R. W. GASBARRE & ASSOCIATES

The applicant is requesting a frontage variance to create a flag-shaped lot. The owner would like to reconfigure 3 existing lots. The result would be a reduction in acreage and frontage for Tax Map Parcel "N" from 6.105 acres and 182.5' of road frontage to 3.4 acres and 60' of road frontage. The reduction in frontage requires a variance from the Planning Commission. The other two remaining lots would meet minimum Subdivision Regulation standards. The purpose of the reconfiguration is to provide additional area for Yoder's Greenhouse. The expansion is constrained to the west by a watercourse. All three of the lots are developed with existing drives, septic systems, and structures; limiting reconfiguration options. This is the rationale for the variance request.

TRC COMMENTS:

Health: For the proposed 3.4 acre parcel- Applicant must submit a soils report from a certified soil scientist identifying soil(s) in the secondary replacement sewage treatment system area. Applicant must submit a plot plan noting the location of the primary and secondary (replacement) treatment areas. New property lines shall be minimum 10ft from all septic systems. Applicant must submit a review fee of \$100. For the proposed 1.6 acre parcel 5969 Kansas Rd- Applicant must submit a soils report from a certified soil scientist identifying soil(s) in the secondary replacement sewage treatment system area. Applicant must submit a plot plan noting the location of the primary and secondary (replacement) treatment areas. New property lines shall be minimum 10ft from all septic systems. Drainage easement is required for existing septic. Applicant must submit a review fee of \$100. For the proposed 5.6 acre parcel- Wayne County Health Department waives review for this parcel.

Wayne SWCD: A watercourse was observed extending from the south to the west property line of the proposed 5.6 acre lot. The watercourse and the appropriate note shall be on the final survey.

Planning: One of the lots being reconfigured is a platted lot. Otherwise the reconfiguration would be exempt per Ohio Revised Code – the sale or exchange of parcels between adjoining lot owners, where that sale does not create additional building sites.

Because of the watercourse, because no additional lots are being created, and because all the lots are currently developed, Staff recommends approval of the variance.

Ed Gasbarre, Surveyor, addressed the Committee and answered all questions.

Moved by **Steve Wheeler** to approve according to Staff recommendation. Seconded by **Ann Obrecht**. MOTION carried.

COMMON ACCESS DRIVES: *None*

MAJOR SUBDIVISIONS: *None*

INTERGOVERNMENTAL REVIEW: *None*

OTHER BUSINESS:

1. PROPOSED NEXUS ROUTE

Rob Kastner updated the Commission on the proposed re-route of the Nexus line from an area in the northeast of the county to a larger area along the western area of the county. Wayne SWCD is reviewing the proposed Environmental Impact Statement (EIS) provided to the County Commissioners by FERC. Commissioner Obrecht also provided information to the Commission. Landowners, elected officials, and agencies are encouraged to write letters to FERC regarding environmental issues.

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 are interested in participating on a subcommittee or working with the full Commission on this topic.

The Planning Commission Chair can appoint a subcommittee or ask the full commission to do the Regulation review.

The Commission asked Mr. Gasbarre, as a representative of the local surveyors, to provide staff with suggested changes. Staff will review and prepare for the full Commission. Any subsequent review of the Regulations will occur at the regular monthly meeting.

ADJOURN:

*Upon hearing no further business, **Steve Wheeler** moved to adjourn, and **Joel Montgomery** seconded. MOTION carried. Meeting adjourned.*

X

*Bill Cletzer, Chairman
Wayne County Planning Commission*

X

*John Fitzpatrick, Secretary
Wayne County Planning Commission*