



Tomorrow Together

Honoring our past ... Shaping our future
WAYNE COUNTY, OHIO

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

WAYNE COUNTY PLANNING COMMISSION MEETING
WAYNE COUNTY ADMINISTRATION BUILDING
2ND FLOOR MEETING ROOM

3:00 PM WEDNESDAY: SEPTEMBER 7, 2016

MINUTES

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

MEMBERS ABSENT: *Dick Stull, Steve Wheeler*

OTHERS PRESENT: *H. David Laurila (Laurila Surveying)*

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

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: **AUGUST 10, 2016**
*Moved by **Sue Smail** to approve as presented
Seconded by **John Fitzpatrick**
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 **Robert Gralinski**
MOTION carried*

MAJOR SUBDIVISION REPORT: **STAFF RECOMMENDED ACCEPTANCE OF REPORT AS PRESENTED**
*(Re-Plat/Re-Number)
Moved by **Sue Smail** to approve as presented
Seconded by **Robert Gralinski**
MOTION carried*

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

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: Health waived further review; Wayne SWCD had no comment.

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."

David Laurila, representing the owners, addressed the Commission and answered all questions. After much discussion, it was moved by **Joel Montgomery** and seconded by **Gene Pouly** to approve with ODOT requirements and Staff recommendation. **MOTION** carried.

INTERGOVERNMENTAL REVIEW: None

OTHER BUSINESS: Staff reported that the surveyors have not submitted any recommendations regarding "alternative access".

ADJOURN: Upon hearing no further business, **Ann Obrecht** moved to adjourn, and **Sue Smail** seconded. **MOTION** carried. Meeting adjourned.

X

Bill Cletzer, Chairman
Wayne County Planning Commission

X

John Fitzpatrick, Secretary
Wayne County Planning Commission