



BOARD OF COUNTY COMMISSIONERS
RON AMSTUTZ • JONATHAN HOFSTETTER • SUE A. SMAIL

MINUTES

WAYNE COUNTY PLANNING COMMISSION MEETING
WAYNE COUNTY ADMINISTRATION BUILDING
WAYNE COUNTY PLANNING DEPARTMENT -
3:00 PM WEDNESDAY: December 27th, 2023 SPECIAL MEETING

MEMBERS PRESENT: Ron Amstutz, John Fitzpatrick, Bob Gralinski, Brian Gwin, Jon Hofstetter, Amy Marinello, Gene Pouly, and Sue Smail.

MEMBERS ABSENT: Bill Cletzer, Joel Montgomery, and Steve Wheeler

OTHERS PRESENT: Brogan Stout, Matt Root, Andrea Uhler, Matt Long, and John Long

PLANNING STAFF PRESENT: Jenn Kiper and Stephanie Featheringill

OTHER STAFF PRESENT: Ricky Papay, Andrew Jones, Vaughn Anderson, Tom McCarty, and John Drumm

CALLED TO ORDER: Vice Chairman Pouly called the meeting to order

ROLL CALLED: Secretary Fitzpatrick called the Roll; a Quorum was present

OATH ADMINISTERED: Vice Chairman Pouly administered Oath to anyone intending to speak at the meeting

MINUTES: N/A

OLD BUSINESS: MA-23-02

MA-23-02 PLA 9 SE, CR 8, ANGLING ROAD, CR 36, FRIESTONE ROAD AND CR 139 HEYL ROAD,
APPLICANT: SJL, OWNER: CARL FINLEY, SURVEYOR: SJL

The applicant is proposing to split a total of 14 lots. Lot 33, a 1.679-acre lot, lots 34-41, are all 1.500-acre lots, lot 42 a 3.8.23-acre lot, lot 43 a 2.432-acre lot, lot 44 a 2.513-acre, lot 45 a 2.158-acre lot and lot 46 a 2.020-acre lot.

Lot 33 will have 274.88' of frontage on Firestone Road and 239.88' of frontage on Angling. Lot 34 will have 197.76' of frontage, lot 35 will have 181.42' of frontage, lots 36 will have 181.84' of frontage, lot 37 will have 187.49' of frontage, lot 38 will have 193.71' of frontage, lot 39 will have 202.98' of frontage, lot 40 will have 197.11' of frontage and lot 41 will have 188.40' of frontage all on Angling Road.

The proposed lot 42 will have 178.27' of frontage on Firestone Road. The Proposed lots 43,44, 45 and 46 will be on a Common Access Drive that has 50' of frontage on Heyl Road.

Health: Health waives review for all parcels since all requirements have been met.

Planning: Application received Conceptual Approval at the May 10th, 2023 PC meeting and staff recommends preliminary and final approval contingent on compliance with the TRC requirements. One of the requirements is a subdivision name in which it is phase 4 of the Arrowhead Allotment. Planning Commission has final approval of the subdivision name per Section 3.4 Development Standard (H). This can be accomplished at a Planning Commission meeting if all the TRC comments are met.

The proposal was sent to the New Pittsburgh fire department.

Staff recommends approval of a Type 1 CAD with the following conditions:

1. The drive shall be constructed to all standards according to Section 2.6.
2. The required signage installed
3. A T-type turnaround installed
4. An approved shared drive agreement submitted

The purpose of a major subdivision is to ensure creation of sound neighborhoods that are sensitive to the county's rural character, responsive to environmental constraints and be consistent with the Comprehensive Plan. Arrowhead Estates allotment number #1 is to the south of the proposed allotment and would just be an extension of the already existing allotment.

Wayne SWCD: A 20-foot-wide drainage course exists extending from the east property line to the south property line of the proposed 2.052-acre parcel. A 20-foot-wide drainage course exists extending from the east property line to the south property line of the proposed 1.629-acre parcel. A 20-foot-wide drainage course exists extending from the east property line to the southeast property line of the proposed 1.629-acre parcel. A 20-foot-wide drainage course exists extending from the east property line to the west property line of the proposed 1.633-acre parcel. A 20-foot drainage course exists extending from the north property line of the proposed 2.02-acre parcel west through the proposed 2.158-acre parcel to the north property line of the proposed 2.513-acre parcel. A 20-foot drainage course exists extending from the east property of the proposed 2.158-acre parcel to the north property line of the proposed 2.513-acre parcel. A 20-foot-wide drainage course exists extending from the south property line to the north property line of the proposed 2.483-acre parcel. A 20-foot-wide drainage course exists extending from the north property line to the west property line of the proposed 2.483-acre parcel. A 20-foot-wide drainage course exists extending from the south property line to the east property line of the proposed 3.946-acre parcel. A 20-foot-wide drainage course exists extending from the east property line to the west property line of the proposed 3.946-acre parcel. The approximate location of the drainage course is shown on the attached aerial photo, however, the drainage course location indicated on the survey drawing shall depict the actual location of the drainage course as it exists in the field. Drainage Course Note: A drainage course was observed on the proposed 2.052, 1.629, 1.633, 2.02, 2.158, 2.513, 2.483, 3.946 acre parcels. The drainage course is a swale, as shown and identified on the survey drawing. The drainage course should be preserved as a means of disposing stormwater and groundwater and is intended to benefit all who adjoin it. To preserve the function of the drainage, course an area described as, ten feet on each side of the centerline of the culvert or other material should be placed or permitted to remain which may obstruct, retard or divert the flow. A Construction Application for Permit (CAP) shall be submitted to the Wayne SWCD office prior to constructing the common access drive or a dwelling in the proposed major subdivision. Based on an estimated earth disturbance of one half acre of ground for each vacant, residential building lot, the total earth disturbance will be one acre or greater. Therefore, a Storm Water Pollution Prevention Plan (SWP3), meeting the requirements of the Wayne County Storm Water Management Regulations, shall be attached to the CAP.

MA-23-02: Prelim and Final: Our original comments dated 4/18/23 still apply to this application. Drainage and drainage course easements shall be shown on the plat around proposed storm water basins and drainage courses, respectively, per Section 3.7 (E) of the Wayne County Subdivision Regulations. Language on the plat regarding the stormwater management system shall be per the Subdivision Regulations and Sections 7.04 and 7.07 of the Wayne County Storm Water Management Regulations, as well as, any additional language as required by the Wayne Soil & Water Conservation District.

Map: No Comment.

Engineering: Utility & right-of-way work permits have been submitted. This office has no further comments.

Comments from the May 10th Planning Commission

Planning Staff noted that the Engineer's office had updated comments and those were passed out to the Planning Commission. Planning Staff introduced John Long as the representative for the application and stating this was the second phase of the Arrowhead allotment. Commission member Fitzpatrick questioned the t-type turnaround for the 4

lot CAD. Staff did let the commission know they reached out to the fire department and they had not sent in any formal comments but did ask about the road width and the cul-de-sac. Staff explained that the road width will need to meet subdivision standards and that those follow the fires and safety guidelines and that a cul-de-sac was not needed with 4 lots just a t-type turnaround.

Upon hearing no more discussion, Staff Recommended Acceptance of the conceptual plan, and that the application could come back with preliminary and final approval at the same time.

Comments from the December 13th Planning Commission

Ms. Kiper presented the major subdivision letting commission know that this was approved for conceptual in May and then introduced John Long as the application representative. He briefly spoke that all TRC criteria had been met except a few planning items. Mike Miller, Brogan Stout, Matt Root and Richard Ramsdell all neighbors from the existing subdivision spoke. Matt Long of CCJ also spoke. *Moved by Joel Montgomery to approve based on conceptual approval and that the application meets subdivision regulations and are contingent upon meeting all TRC department conditions. Seconded by Sue Smail, a 4-4 vote. Amy Marinello abstained.*
A new Motion by Ron Amstutz and second by Brian Gwin was to hold a special meeting on Dec 27th at 3:00 to take action at this meeting, per Tom McCarty (county prosecuting attorney) interpretation of the county subdivision regulations major subdivision requirements.

Matt Long, as representation for the applicant, expressed his concerns about due process and procedural issue as well as conflicts of interest and how the commission conducted itself at the previous meeting. He requested to table the application until the regular scheduled January meeting and agreed to waive all due process rights. Giving them time to turn in a potentially amended application or to keep the original application. He also requested that the TRC deadline be moved to January 28th at the end of business day instead of the 8:00 am deadline.

Moved by Jon Hofstetter to table the application per the applicants request to the January 10th, 2024 meeting and extend the TRC deadline to 4:30 p.m. on December 28th, 2023.

*Seconded by Sue Smail,
MOTION carried*

- NEW BUSINESS:** None
- SUBDIVISION REPORT:** N/A
- EXTENSIONS:** None
- VARIANCES:** None
- COMMON ACCESS DRIVES:** None
- MAJOR SUBDIVISIONS:** None
- INTERGOVERNMENTAL REVIEW:** None
- OTHER BUSINESS:** None

ADJOURN: *Upon hearing no additional further business, Amy Marinello moved to adjourn, and Brian Gwin seconded. MOTION carried. Meeting adjourned at 3:25 pm.*

X

Bill Cletzer, Chairman
Wayne County Planning Commission

X

John Fitzpatrick
John Fitzpatrick, Secretary
Wayne County Planning Commission