

BOARD OF COUNTY COMMISSIONERS
RON AMSTUTZ • REBECCA S. FOSTER • SUE A. SMAIL

WAYNE COUNTY PLANNING COMMISSION MEETING
WAYNE COUNTY ADMINISTRATION BUILDING
3:00 PM WEDNESDAY: JANUARY 11, 2023
A g e n d a

“Please turn off your cell phones during this meeting. Thank you.”

CALL TO ORDER:

ROLL CALL:

OATH: **“Please state your name when speaking to help with today’s minutes**

MINUTES: November 9th, 2022

OLD BUSINESS: None

NEW BUSINESS:

SUBDISIVION REPORT: Listed on Attached Agenda
(Splits, Annexations, Large Lots, Re-Plats/Re-numbers, MCADs)

EXTENTIONS: None

VARIANCES: None

COMMON ACCESS DRIVES: None

MAJOR SUBDIVISIONS:

MA-22-02 EAU 35 SW, SR 250 DOVER ROAD, APPLICANT: KAUFMAN REALTY-ELI TROYER, OWNER: LYLE R. AMIET TRUSTEE, SURVEYOR: BAKER SURVEYING

The applicant is proposing a 11 lot major subdivision without introducing any new roadways. They are proposing to split an 8.424-acre lot, a 7.85-acre lot, an 8.574-acre lot, a 15.154-acre lot, a 25.275-acre lot, a 9.45-acre lot, 16.2-acre lot, a 10.0-acre lot, a 7.698-acre lot, a 16.26-acre lot and a 12.5-acre lot from an existing 136.5121-acre parcel. The proposed 8.424-acre lot will have 217’ of frontage, the 7.85-acre lot will have 399’ of frontage, the 8.547-acre lot will have 404’ of frontage, the 25.275-acre lot will have 416’ and 285’ of frontage, the 15.154-acre lot will be on a 30’ access easement, the 9.45-acre lot will have 389’ of frontage, the 16.20-acre lot will have 30’ of frontage, the 10-acre lot will have 422’ of frontage, the 16.26-acre lot will be on a 30’ access easement, the 7.698-acre lot will have 433’ of frontage and the 12.5 acre lot will have 843’ of frontage all on Dover Road. PD

INTERGOVERNMENTAL REVIEW: None

OTHER BUSINESS: None

NEW BUSINESS:

SUBDISIVION REPORT: (Splits, Annexations, Large Lots, Re-Plats/Re-numbers, MCADs)

APPLICATION NUMBER	OWNER	PARCEL	LOCATION	LOT ACREAGE
M-22-20	ATLEE COBLENTZ	38-00005.00	PAI 21 SW	2.3
M-22-31	DAVID GASSER	07-10127.000	CAN 23 NE/NW	15.009
M-22-33	TONY WEAVER	45000352	SAL 1 SE	1.4
M-22-42	NEAL HOCHSTETLER	27-01420.006	EAU 24 SW	3.7,3.2, 1.7
M-22-52	CASEY PETERS	22-00744.00	CON 28 NE	3.17
M-22-57	4 MAAR	27-00226.004	EAU 13 NW	3.3, 2.6
M-22-60	MARTIN MILLER	29-00115.00	FRA 23 NE/SE	3.3,9.6,5
M-22-65	PINE TREE SONS	27-00012.0	CAN 6 SW	2
M-22-72	DALE MORRIS	18-00148.00	CLI 19/20 NE/NW/SW	16.8 & 5.4
M-22-74	RAYMOND A YODER	30-00346.002	FRA 35 NE	5.7
LL-22-10	CHRISTINE SABO	12-2375.6	CHI 3 NW	7
LL-22-15	DUANE OURS	10-00722.00	CHE 24 NW	5.8
LL-22-19	CHAD LEHMAN	47-00997.00	SUG 31 NW	6.8, 16.6
LL-22-20	JOHN CRAEMER	39-00847.00	PAI 1 NW	9 LOTS
LL-22-22	HAROLD HOFSTETTER	47-00602.00	SUG 30 SW	8 LOTS
LL-22-24	BLESSING ACRE FARMS LLC	39-00605.00	PAI 14 SW/SE	5.6, 10.4

EXTENSIONS: None

VARIANCES: None

COMMON ACCESS DRIVES: None

MAJOR SUBDIVISIONS:
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will have 843' of frontage all on Dover Road. PD

Health: For **the proposed 8.424, 7.85, 8.574, 9.45, 7.698 vacant acre parcels** -Applicant must submit a soils report from a certified soil scientist identifying soil(s) in the primary and secondary replacement sewage treatment system area. Applicant must submit a plot plan noting the location of the primary and replacement septic system. A new STS shall not be sited in an area identified as a flood way, and only below grade soil absorption components of a new STS may be sited within any part of the one hundred-year flood plain except where prohibited by federal, state, or local regulations or ordinances. Applicant must submit the \$125 lot split review fee per lot split for the TRC application (5 lots x's \$125 = **\$625**).

For **the proposed 10-acre parcel with dwelling address 9891 dover rd.** The current septic system for this home was partially installed and or installed without a permit in 2014. It is currently an unapproved septic and will need an alteration permit obtained for **\$225**. **Health waives review for the remainders.**

Planning: Staff recommends Conceptual Approval contingent on compliance with the TRC requirements. One of the requirements is a subdivision name. Planning Commission has final approval of the subdivision name per **Section 3.4 Development Standard (H)**. The proposal will need to be resubmitted to the Planning Commission for Preliminary and Final Approval. This can be accomplished at one Planning Commission meeting if all the TRC comments are met.

The Planning Commission will review the conceptual proposal at the **January 11th, 2023 PC meeting**.

The proposal was sent to the Apple Creek fire department and ODOT for comment.

It should be noted that there is 100-year floodplain located on the proposed 16.20-acre lot. Any development including but not limited to filling, grading; construction; alteration, remodeling or expanding any structure; or alteration of any watercourse that would occur on this parcel would need review by the County Floodplain Coordinator. This should also be denoted on the final plat.

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. This layout I feel doesn't comply with that. You are proposing large lots that are eating up all the road frontage and not keeping any land for farm or open space dedication. Refer to **Section 3.14 Environmental Planning- (B)** any site may contain prime agricultural soils. Selecting the priority resources to be preserved will identify those portions of a site that are therefore set aside for development and **(J)** Prime Agricultural soils. Also, the site distance on the State Route 250 is inadequate and having some many driveway cuts added to this already busy road may not create safe access to the roadway. **Section 3.3 Lot Arrangements:** I am not sure that there won't be foreseeable difficulties in the future securing driveway access to building on the lots from Dover Road.

WCSWCD: MA-22-02: A 20-foot-wide drainage course exists extending from the north property line to the west property line of the proposed 16.26-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. A 20-foot-wide drainage course exists extending from the west property line to the eastern drainage course of the proposed 7.698-acre parcel. A 20-foot drainage course exists extending from the east property line of the proposed 7.698-acre parcel to the watercourse to the west. A 20-foot drainage course was observed extending from the north property line to the south property line of the proposed 16.20-acre parcel. A 20-foot drainage course was observed extending from the north property line to the west property line of the proposed 16.20-acre parcel. A 20-foot-wide drainage course was observed extending from the east property line of the proposed 16.20-acre parcel to the watercourse to the west on the parcel. A 20-foot-wide drainage course exists extending from the west property line to the east property line of the proposed 8.424-acre parcel. A 20-foot-wide drainage course exists extending from the north property line to the east property line of the proposed 8.574-acre parcel. A 20-foot-wide drainage course exists extending from the west property line to the south property line of the proposed 7.85-acre parcel.

Drainage Course Note:

A drainage course was observed on the proposed 16.26, 7.698, 16.20, 8.424, 7.85, and 8.574 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 swale, extending along its entire length, should not be impeded. Within the drainage course, no structure, fencing, culvert or other material should be placed or permitted to remain which may obstruct, retard or divert the flow.

A watercourse was observed extending from the south property line to the west property line of the proposed 16.20 ac parcel. A watercourse was observed extending from the north property line of the proposed 7.698 ac parcel to the south property line of the proposed 16.26 ac parcel. A watercourse was observed extending from the north property line of the proposed 12.5 ac parcel to the south property line of the parcel, running west along the southern property line to adjoin to the watercourse on the proposed 16.26 ac parcel. A watercourse was observed extending along the eastern property lines of the proposed 15.154 ac and 8.574 ac parcels.

Survey Drawing Note:

A watercourse was observed on the proposed 16.20, 7.698, 16.26, 12.5, 15.154, and 8.574 acre parcels, as shown and identified on the survey drawing. State and Federal requirements may apply. It is up to the applicant to contact any agencies with jurisdiction in the watercourse before earth-disturbing activity is conducted in the watercourse.

The Wayne County Soil Survey indicates that Sebring (Sb) and Luray (Ly) soil is present on the proposed 15.154 Acre lot. These soils are Hydric and has a Severe Ponding rating for Dwellings with and without Basements.

The National Wetlands Inventory Map indicates that wetlands exist on a portion of the 16.20 Acre parcel (see attached map). Due to the proximity of the proposed home site to the mapped wetlands, Ohio EPA and Army Corps of Engineers should be contacted before any earth-disturbing activity is conducted to determine what requirements, if any, these agencies may have regarding this work.

It appears that steep slopes (average slope of greater than 10%) are present on the proposed 8.424 Acre parcel. A sketch or a plan shall be included with the Construction Application for Permit (CAP) for all non-farm, earth-disturbing activities planned on this lot to show that there is less than 20,000 square feet of contiguous steep slopes being disturbed and that there is sufficient distance outside of riparian corridors and/or wetland buffers to provide sediment and erosion controls per Section 203.04 D. of the Wayne County Subdivision Regulations.

A portion of proposed parcel 16.20 is located in the 100-year floodplain. A Floodplain Development Permit should be obtained as an attachment to the Construction Application for Permit (CAP) prior to the initiation of construction in this area.

A Construction Application for Permit (CAP) shall be submitted to the Wayne SWCD office prior to constructing the drives 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.

Map: No Comments

Engineering: ODOT Road. The proposed 9.45 ac & 8.424 ac parcels and respective easements on the West end have limited sight distance on SR 250.

ODOT: Comments coming

FIRE DISTRICT:

INTERGOVERNMENTAL REVIEW: None

OTHER BUSINESS: None

