

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

WAYNE COUNTY PLANNING COMMISSION MEETING
WAYNE COUNTY ADMINISTRATION BUILDING
3:00 PM WEDNESDAY: May 10th, 2023
Ag 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: March 8th, 2023

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-23-02**

MA-23-02PLA 9 SE, CR 8, ANGLING ROAD, CR 36, FIRESTONE ROAD and CR 139 HEYL ROAD,
APPLICANT: SJL INC., OWNER: CARL FINLEY, SURVEYOR: SJL INC.

The applicant is proposing to split a total of 14 lots. Lot 1, a 2.052-acre lot, lot 2 a 1.686-acre lot, lots 3 and 4 (2) 1.625-acre lots, lot 5, a 1.629-acre lot, lot 6, a 1.633-acre lot, lot 7, a 1.640-acre, lot 8, a 1.636-acre lot, lot 9 a 1.616-acre lot, lot 10, a 3.946-acre lot, lot 11, a 2.483-acre lot, lot 12, a 2.513-acre lot, lot 13, a 2.158-acre lot and lot 14, a 2.020-acre lot from an existing 16.907-acre parcel and an existing 11.255-acre parcel. The proposed lot 2 will have 197’ of frontage, the proposed lot 3 will have 238’ of frontage, the proposed lot 4 will 181’ of frontage, the proposed lot 5 will have 487’ of frontage, the proposed lot 6 will have 193’ of frontage, the proposed lot 7 will have 203’ of frontage, the proposed lot 8 will have 187’ of frontage and the proposed lot 9 will have 168’ of frontage all on Angling Road. The proposed Lot 1 will have 200’ of frontage on Firestone and 269’ of frontage on Angling Road. The proposed lot 10 will have 179’ of frontage on Firestone Road. The Proposed lots 11, 12, 13 and 14 will be on a Common Access Drive that has 50’ of frontage on Heyl Road.

INTERGOVERNMENTAL REVIEW: None

OTHER BUSINESS: **Chippewa Township Zoning Text Amendments**

NEW BUSINESS:

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

APPLICATION NUMBER	OWNER	PARCEL	LOCATION	LOT ACREAGE
M-22-17	WILLIAM ANFANG/JACK MILLER	56-00213.006	WOO 18 NW/SW	4
M-22-55	MURIEL & ZENO WATTS	12-02024.000	CHI 5 SW	5.016
M-22-58	IRA & JOETTA MOWRER	10-00728.00	CHE 24 NW	2.6
M-22-67	ENOS HERSHBERGER	27-00254.00	EAU 8 SW/SE	(2) 10.0
M-23-71	BEN & KISA WEEMAN	04-00759.00	BAU 28 SW	13.8
M-22-75	ROBERT & GENE NUSSBAUM	47-1034.11	SUG 7 NE	3.2, 4 & 9
M-22-81	ENOS HERSHBERGER	47-00538.00	SUG 34 SW	3
M-22-82	JERRY CORP	36-00894.00	MIL 4 NW	4.6 & 6.141
M-22-83	JOHN KAUFFMAN	32-00480.00	GRE 1 NE	2.03
M-23-02	RONALD STEINER	31-00733.00	GRE 8 SE	1.6 & 6.4
M-23-03	NATE HOSTETLER	29-00116.016	FRA 23 SE	2 & 3.2
M-23-07	RPC INVESTMENT GROUP, LLC	56-01301.00	WOO 29 NE	.7 & 15.3
M-23-08	ANDY & ROSANNA KAUFFMAN	30-00464.005	FRA 25 NW	8.0 & 7.255
M-23-10	REUBEN R SWARTZENTRUBER	45-00859	SAL 15 NW	(2) 2.6
M-23-13	MATTHRE SHILLING	02-00392.000	BAU 17 SW	9.5
M-23-16	JOHN & ELLA KAUFFMAN	45-00685.010	SAL 16 NW	3 & 7.8
M-23-20	ALBERT MILLER	45-00505.900	SAL 18 NE	3 & 5.732
MCAD-21-04	JOSH SCHLABACH	45-00874.003	SAL 3 NW	3.2 & 8.005

EXTENSIONS: None

VARIANCES: None

COMMON ACCESS DRIVES: None

MAJOR SUBDIVISIONS: MA-23-02

MA-23-02 PLA 9 SE, CR 8, ANGLING ROAD, CR 36, FIRESTONE ROAD and CR 139 HEYL ROAD, APPLICANT: SJL INC., OWNER: CARL FINLEY, SURVEYOR: SJL INC.

The applicant is proposing to split a total of 14 lots. Lot 1, a 2.052-acre lot, lot 2 a 1.686-acre lot, lots 3 and 4 (2) 1.625-acre lots, lot 5, a 1.629-acre lot, lot 6, a 1.633-acre lot, lot 7, a 1.640-acre, lot 8, a 1.636-acre lot, lot 9 a 1.616-acre lot, lot 10, a 3.946-acre lot, lot 11, a 2.483-acre lot, lot 12, a 2.513-acre lot, lot 13, a 2.158-acre lot and lot 14, a 2.020-acre lot from an existing 16.907-acre parcel and an existing 11.255-acre parcel. The proposed lot 2 will have 197' of frontage, the proposed lot 3 will have 238' of frontage, the proposed lot 4 will 181' of frontage, the proposed lot 5 will have 487' of frontage, the proposed lot 6 will have 193' of frontage, the proposed lot 7 will have 203' of frontage, the proposed lot 8 will have 187' of frontage and the proposed lot 9 will have 168' of frontage all on Angling Road. The proposed Lot 1 will

have 200' of frontage on Firestone and 269' of frontage on Angling Road. The proposed lot 10 will have 179' of frontage on Firestone Road. The Proposed lots 11, 12, 13 and 14 will be on a Common Access Drive that has 50' of frontage on Heyl Road.

Health: For **the proposed 2.052, 1.636, 1.625 (2), 1.629, 1.633, 1.64, 1.636, 1.616, 3.946, 2.483, 2.513, 2.158, and 2.02 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 \$1,750 lot split review fee for the TRC application. **(\$125 x 14 = \$1,750) 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 May 10th, 2023 PC meeting.

The proposal was sent to the New Pittsburg 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: MA-23-02: 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 north 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 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 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.

Map: No comments.

Engineering: This is a twelve (12) lot split along existing public frontages of Angling Road (CR 18) and Firestone Road (CR 36). The preferred access to Lots 1 would be a shared driveway with Lot 10 along Firestone. Angling Road has several lots impacted by a gradual curve and slight knoll on the west end of the road frontage. Access to Lots 2 & 3 may be restricted to a shared drive at the top of the hill to avoid conflict with the knoll. In light of minimum road frontages for these lots, we would propose shared access points for Lots 3 and 4, and another for Lots 5 and 6, with a multi shared easement on the proposed 30' easement for Lots 7, 8, 12, and 13. This would require Lot 9 to have a single access on Angling Road. Lots 11, 12, 13, and 14 will be served by an existing 50' easement and driveway at 6855 Heyl Road.

INTERGOVERNMENTAL REVIEW: None

OTHER BUSINESS: Chippewa Township Zoning Text Amendments

ARTICLE III SIGNS

Section 3.02 Signs Permitted in Any District

Delete: Highlighted strikethrough sentence

A. Political Signs:

Political signs not exceeding six (6) square feet in area and four (4) feet in height shall be permitted on all property provided the sign is at least ten (10) feet from any side or road right-of-way. Political signs may not be illuminated nor have any attention device attached such as spinners, flags, banners, etc. ~~Political signs must be removed within three (3) days after the election.~~ No sign permit or fee is required.

ARTICLE VII USE REGULATIONS

Section 7.04 B-1: Local Business District

Add: Highlighted Italic words

B. Uses:

3. Conditional Use Requiring Board Approval:
 - c. Animal Hospitals, Clinics *or Kennels*

ARTICLE XIX DEFINITIONS

Section 19.01 Definitions

Add: Highlighted Italic definition

38. KENNELS: A place where the primary use is to house, board, breed, handle, groom, train or otherwise care for animals.

Staff recommendation

The Commission “... shall 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 zoning amendment, to amend Article III, section 3.02 signs and Article VII, section 7.04 use regulations and add to Article XIX, section 19.01 Definitions. Kennels.

Planning staff believes that the language is fair and reasonable. Staff would recommend approval to the Planning Commission for the addition and modification of multiple sections.