

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

WAYNE COUNTY PLANNING COMMISSION MEETING
WAYNE COUNTY ADMINISTRATION BUILDING
3:00 PM WEDNESDAY: November 8th, 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: September 6th, 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: **MCAD-23-04**

MCAD-23-04, SAL 8 NE, CR 77 MORELAND ROAD, APPLICANT: CALEB GALBRAITH, OWNER: NELSON MILLER, SURVEYOR: CALEB GALBRAITH.

The applicant is proposing to extend an existing CAD and split a 6.672-acre lot and a 6.001-acre lot from an existing 12.673-acre parcel. The lot is part of an existing common access drive – Dennis E. Mays Allotment.

MAJOR SUBDIVISIONS: NONE

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-22-54	LEROY FOSTER	55-00016.003	WOO 12 NE	2
LL-22-23	TATE FARMS	30-00080.00	FRA 4/3 SE/SW	5.1-21.1
LL-22-25	TATE FARMS	42-0046.000	PLA 4/5 SW/SE	5-21.0
LL-22-26	TATE FARMS	44-00238.00	PLA 11/12 NE/NW	5.14-23.54
M-23-12	IRVIN AND MARY YODER	45-00514.002	SAL 1 NE	5.7 & 4.6
M-23-22	FRED & MARILYN FINNEY	30-01178.008	FRA 8 NW	2.1 & 3.5
M-23-23	ANDY KAUFFMAN	39-00149.00	PAI 6 SW	3.2 & 12.03
M-23-29	JOHN KEARNEY	30-00346.002	FRA 35 NE	1.1 & 4.5
M-23-45	MARCUS YODER	27-01131.00	EAU 14 NE	5 & 3.2
M-23-59	LISA AND JULIE TANNER	36-00787.00	MIL 21 SE	2 & 2.44
M-23-61	TODD & JULIA SMITH	10-01732.001	CHE 11 NE	2
M-23-63	COLKAY FARMS LLC	10-010702.00	CHE S NE	16.3
M-23-65	JACOB TROYER	19-00195.00	CLI 23 SW	3.5
M-23-66	BENNY YODER	27-00778.002	EAU 36 SE SW	3.2 & 3.6
M-23-69	LEVI & MARTHA WEAVER	27-00677.00	EAU 14SE	5.3 & 10
M-23-70	ROB STOLLER	07-01395.00	CAN 36 SE	4.2 & 19.8
M-23-73	JR ME LLC	41-00208.00	PLA 13 MS SW	(2) 6
M-23-85	EJM HOLDINGS LLC	30-00279.00	FRA 16 SW	13.7

EXTENSIONS: NONE

VARIANCES: NONE

COMMON ACCESS DRIVES: MCAD-23-04
MCAD-23-04, SAL 8 NE, CR 77 MORELAND ROAD, APPLICANT: CALEB GALBRAITH, OWNER: NELSON MILLER, SURVEYOR: CALEB GALBRAITH.

The applicant is proposing to extend an existing CAD and split a 6.672-acre lot and a 6.001-acre lot from an existing 12.673-acre parcel. The lot is part of an existing common access drive – Dennis E. Mays Allotment.
Health: For the proposed 6.0 vacant acre parcel -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 for the TRC application **Health waives review for the remainders.**

Planning: The Planning Commission will review this proposal at the November 8th, 2023 PC meeting.

- The proposed CAD is an extension of the existing MCAD-10-05.

Staff recommends approval of a T-type turnaround with the following conditions:

1. The drive shall be constructed to all standards according to Section 2.6 (C) and (D)
3. A T-type turnaround installed
4. An approved updated shared drive agreement submitted and approved.
5. All other TRC comments shall also be met.

A new plat will also need to be submitted.

It should be noted that any additional lots on the CAD will require approval by the Planning Department.

Wayne SWCD: A 20-foot-wide drainage course exists extending from the south property line to the north property line of the proposed 6.001-acre parcel. Another 20-foot-wide drainage course exists extending from the south property line to the north property line of the proposed 6.001-acre parcel. A 20-foot-wide drainage course exists extending from the west property line to the north property line of the proposed 6.001-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 6.001-acre parcel. 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.

Map: No Comments.

Engineering: Both the parent parcel and new parcel use an existing easement on a common access driveway. No additional access points will be required.

The review fee for this lot split request is \$50 for each parcel, including the parent tract, for a total of \$100. Moreland road is classified as a local road with a 35' setback from the ROW line.

Based upon the above review comments, this office does not have any additional concerns regarding this review.

Fire District:

MAJOR SUBDIVISIONS: NONE

INTERGOVERNMENTAL REVIEW: NONE

OTHER BUSINESS:

Bill Cletzer, John Fitzpatrick and Amy Marinello terms expire 2023

Election of Officers -

Chair: Bill Cletzer (Current)
Vice Chair: Gene Pouly (Current)
Secretary: John Fitzpatrick (Current)

2024 Meeting Schedule

