

MINUTES
WARREN COUNTY PLANNING COMMISSION
Warren County Courthouse
Commissioners' Conference Room, 1st Floor
June 6, 2023
5:30 P.M.

The regular meeting of the Warren County Planning Commission was called to order by Chair Paul Pascuzzi at 5:30 p.m.

ROLL CALL:

Members Present: Andy Brooks, Brian Jennings, Gary Olson, Jacob Pangborn, Paul Pascuzzi, Sheryl Vanco, Gary Wareham, Jeffrey Zariczny

Members Absent: None

Staff Present: Daniel Glotz, Laurie Burdick, Michael Lyon, Commissioner Jeff Eggleston, Commissioner Tricia Durbin

Guests Present: Jim Decker (WCCBI), Brandi Rosselli

APPROVAL OF MINUTES:

The Minutes of April 4, 2023 were approved unanimously with a motion by Jeffrey Zariczny and a second by Gary Wareham. Motion carried.

NEW BUSINESS:

1. Comprehensive Plan Update by Brandi Rosselli, Consultant, of Mackin Engineers, to County Planning Commission and County Commissioners

Brandi Rosselli discussed the Comp Plan draft and the Recommendations Summary with the Planning Commission. She said the Plan was divided into three sections:

1. "A Place with a Healthy Economy" – with a goal of growing new opportunities and reinforcing strong connections with business and industry.
2. "A Place with a High Quality of Life" – with a goal of providing high quality of life for residents and visitors through expanded infrastructure and promotion of County resources.
3. "A Beautiful Place to Visit" – with a goal to Expand opportunities to support tourism while protecting natural and recreational resources.

Ms. Rosselli stated that the recommendations were categorized within those three topic areas. She read through and explained the objectives and action items of each of the three sections.

Ms. Rosselli asked the Commission to review the Draft Comp Plan and get any comments or remarks to her by Tuesday, June 20th.

Daniel Glotz stated that when it comes time for the adoption of the County's Comprehensive Plan, they will adopt the other plans by reference rather than including them in the Comp Plan. The Long-Range Transportation Plan, the Parks and Recreation Plan, the Stormwater Plan, and Hazard Mitigation Plan will all be incorporated by reference. They will be posted on the County's website so everyone has easy access to them.

Ms. Rosselli will give another couple of weeks for the Planning Commission to provide comments. She would ask that comments be turned into her by Tuesday, June 20th. They will then look to finalize the Plan and start the adoption process. In July, she would like the Planning Commission to make a recommendation to the Commissioners to begin the process. The Commissioners will open a 45-day comment period. The Plan will be sent to the municipalities, school district, surrounding counties, municipalities that are adjacent to Warren County, and the school districts adjacent to Warren County. The Comp Plan will also be made available on-line and hard copies at the library for the public's review. At the end of the 45-day comment period, they will collect the comments, and the County will decide if any changes need to be made to the Plan. If not, the County Commissioners will hold a public hearing and then adopt the Comp Plan after the public hearing.

2. Review and comment on City of Warren Wireless Communication Facilities Ordinance

Dan Glotz explained that the City of Warren has now expanded its Wireless Communication Facilities Ordinance to include small units, like boosters, that are mounted on utility poles. They have included regulations recommended by the FCC. They have a special exception process which goes before the Zoning Hearing Board. Andy Brooks made a motion, with a second by Gary Wareham, to recommend to the City of Warren to adopt the amendment as proposed. A vote was taken and all were in favor; motion carried.

UNFINISHED BUSINESS:

Paul Pascuzzi asked for an update on the Task Force meeting for the Short-term Rental Draft Ordinance item that had been on a previous Agenda. Michael Lyon stated that he saw a conversation on Facebook and it was very contentious regarding the short-term rental ordinance. He said all the people that have contacted him in the last year and a half stating that short-term rentals need to be stopped or addressed have not been heard from. Jeffrey Zariczny thinks it's important to protect property rights and doesn't feel that what was being proposed was invasive. Following a discussion, Paul Pascuzzi made a motion, with a second by Jeffrey Zariczny, to table this item until January 2024. A vote was taken and all were in favor; motion carried.

Daniel Glotz reported that Commissioner Jeff Eggleston withdrew his request to change County zoning regulations to reduce front and rear yard setbacks to 10 feet, so that item has been removed from the Planning Commission's Agenda.

SUBDIVISIONS RECENTLY APPROVED:

No questions on the recent subdivisions.

Swatt, Simon E. & Deanna L.	Sugar Grove Twp.	3/28/2023	YV-3-7283/72672
Byler, John B. & Byler, Jacob L.	Farmington	3/28/2023	YV-3-2652
Creekside Golf Course	Spring Creek	4/12/2023	CY-6-9320/9396
Sanmar Woodlands LLC	Sugar Grove Township	4/12/2023	YV-3-2737
Thomas, James R., John W. & Karen E.	Spring Creek	4/12/2023	CY-9-427/42739
Glendorn Land Inc.	Spring Creek	4/12/2023	CY-006-85300
Kuzminski, Walter J. & Gail E.	Brokenstraw	4/21/2023	YV-5-9853/98292
Hefright, Craig W. & Jennifer D.	Pine Grove Twp.	4/21/2023	WN-2-58719/5879
Yoder, Johnny M. & Mary L.	Farmington Twp.	5/3/2023	YV-6-3323
Holy Redeemer Parish Charitable Trust	Sheffield	5/3/2023	SH-003-5122
Wareham, Gary L. & Carol L.	Pine Grove	5/16/2023	WN-279-2222
Clopp & Hoisington LLC	Sugar Grove Twp/Boro	5/16/2023	YV-2-3388
Eastman, Lonny T. & Catherine A. Subd. #2	Columbus	5/16/2023	CY-2-9777
Ludwick, Loretta L.	Farmington	5/16/2023	YV-3-6139
Hill-Curtis #3 - Sanmar Woodlands LLC	Sugar Grove Twp.	5/16/2023	YV-3-2737
Cochran, R. Chris & Susan/McKarski	Sheffield	5/23/2023	SH-3-6591/6528
Schmitt, Michael G. & Schmitt, Donna Jean	Pittsfield	5/23/2023	YV-5-5795
Gustafson, Jeffrey S.	Sheffield	5/23/2023	SH-359-9264/9225

PLANNING DIRECTOR'S REPORT:

Dan Glotz reported on:

- 1) The Comprehensive Plan Draft, and stated that the draft is taken care of and the Planning Commission has been updated tonight, and
- 2) The Northwest Region's Five-County Long-Range 25-year Transportation Plan that they are working on with Baker International to update. He has been asked to provide a ranked list of all local bridges to see what ones need to be addressed and are structurally deficient. Unfortunately, there is not a lot of funding available. He has only been able to get one local bridge on the TIP every two years. There are some other possible opportunities available that will help with these projects of bridges 20 feet and longer.

DEPUTY PLANNING DIRECTOR/ZONING OFFICER'S REPORT:

Michael Lyon reported on a 60 to 70-acre solar farm being developed in Starbrick. If they proceed, it could be built in 2024. He will bring the preliminary map to the next Planning Commission meeting.

COMMUNICATIONS:

Nothing to report.

OTHER BUSINESS:

Jeffrey Zariczny had a question about the Blighted Property process that was discussed.

ADJOURNMENT:

Meeting unanimously adjourned at 6:47 p.m. by motion of Andy Brooks and second by Jacob Pangborn. Motion carried.

NEXT MEETING:

Tuesday, July 11, 2023 @ 5:30 p.m. in the Commissioners' Conference Room, 1st Floor, Warren County Courthouse.

Respectfully submitted,

Laurie A. Burdick

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