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## **Zoning Commission Meeting Minutes** **December 11, 2017 6:00 p.m.**

Mr. Black, Chairman, opened the meeting and asked Ms. Hemminger to take a roll call.

*Members present: Mr. Black, Mr. Schaller, Mr. Hanna, and Ms. Warnimont.*

*Members absent: Mr. Kelsey, Mr. Normand and Mr. Ore.*

Mr. Black asked for a motion to approve the agenda for December 11, 2017. **Mr. Schaller made a motion, to approve the agenda, with Ms. Warnimont seconding the motion.** Mr. Black asked Ms. Hemminger to take a vote on that motion. *YES – Mr. Schaller, Ms. Warnimont, Mr. Hanna, and Mr. Black. Motion carried.*

Mr. Black asked for a motion to approve the meeting minutes from the November 13, 2017 meeting. **Mr. Hanna made a motion, to approve the meeting minutes, with Ms. Warnimont seconding the motion.** Mr. Black asked Ms. Hemminger to take a roll call vote on that motion *YES- Mr. Hanna, Ms. Warnimont, Mr. Schaller, and Mr. Black. Motion carried.*

Mr. Black moved to the first matter of business and asked all those who intend or think they might need to make a presentation to stand and be sworn in; he subsequently swore all those in. **Public Hearing - Zoning Change ZLA2017-03 (P60-400-160000026000)** Nick Neiderhouse, 4709 Lakeside Drive, requests to rezone approximately 37.9 acres of a 40.71 acre parcel of land from R-3 Suburban Residential District (Medium Density) to A-1 Agricultural District. The property located on the north side of Neiderhouse Road, approximately 2,100 feet east of State Route 199. The applicant has indicated that they would like to develop the property into large single-family residential lots.

Mr. Ronald Neiderhouse was in attendance, on behalf of the applicant, to answer any questions.

Mr. Gary Britten, 10700 Roachton Road, reported that his farm was located approximately 1,300 feet south of the Neiderhouse property. Mr. Britten stated that he had spoken with the applicant and was in support of the application.

Ms. Lynn Hunter, 10601 Neiderhouse Road, reported that she was in favor of the property being developed with large five (5) acre lots. Ms. Hunter recalled the court proceedings from several years ago and questioned the plan for the property. Ms. Hunter stated she was confused why the property owner fought so long and hard to get the R-3 zoning designation and now requested to revert back to A-1 Agricultural. Ms. Hunter expressed that she was concerned there was an underlying reason for the request. Mr. Black reported that Mr. Neiderhouse intended to develop the property with five (5) acres lots and

explained the density could not be greater than permitted within A-1. Ms. Hunter stated she was concerned the property owner might seek a higher density in the future. Mr. Black stated there would be another public hearing if that were the case. Ms. Hunter reported she wanted her concerns to be known and stated that she was very skeptical about the request.

Ms. Hemminger reported Wood County Planning Commission recommended approval of the requested zoning change.

Mr. Black asked if there was any further discussion or a motion. **Mr. Schaller made a motion to recommend approval of the request, with Mr. Hanna seconding.** Mr. Black stated there was a motion and a second and asked if there was any further discussion. Hearing none, Mr. Black asked Ms. Hemminger to please call roll. *YES – Mr. Schaller, Mr. Hanna, Ms. Warnimont, and Mr. Black. Motion carried.*

Ms. Hemminger invited board members to the annual holiday party and stated the next regular meeting was scheduled for Monday, January 8, 2018 at 6pm.

There being no further discussion, Mr. Black entertained a motion to adjourn. **Ms. Warnimont made a motion to adjourn, with Mr. Hanna seconding the motion.** Mr. Black asked all those in favor to say aye. All members present said aye. Motion carried.

Meeting adjourned at 6:10pm.

**Respectfully submitted,**  
Kelly Hemminger