

# HENRY COUNTY PLANNING COMMISSION

1853 Oakwood Avenue  
Henry County Office Complex  
Napoleon, OH 43545



Phone 419.599.7370  
Fax 419.592.4016  
hencopc@bright.net

---

---

MINUTES  
HENRY COUNTY PLANNING COMMISSION  
March 19, 2009

**Commission members present:**

Rich Myers	HC Commissioner
Bob Hastedt	HC Commissioner
Charlie Griffith	HC Citizen Representative
Jon Lindsay	HC Health Department
Ed Nagel	Ridgeville Township Zoning Inspector
John Overmier	Liberty Township Trustee
Leonard Sonnenberg	HC Citizen Representative
Kevin Nye	HC Auditor
Eric Shank	HC Soil and Water Conservation
Tom Zimmerman	City of Napoleon Zoning Administrator

**Staff members present:**

Nick Rettig

**Guests:** Melissa Peper- Firestone

1. Nick Rettig called the meeting to order at 8:00 a.m.
2. **Approval of Minutes:** Kevin Nye moved to approve the January 2009 minutes. Lenny Sonnenberg seconded. Motion carried.
3. **President's Report:** None given.
4. **Old Business:**
  - A. Election of officers were held. Charlie Griffith was nominated for president and voted in unanimously. John Overmier was nominated for vice president and was elected unanimously as well.
  - B. Nick attached some charts and graphs from last years minor sub divisions. There were a total of 50 lot splits, 21 rural addresses given out by the Engineer's office, and 24 sewerage permits issued by the Health Department with most growth occurring in Bartlow, Damascus, and Liberty Townships. Numbers were down from the previous year. Nick also gave a breakdown of what was worked on over the year between water/ sewer and planning. See attached handouts.
  - C. The Swan Creek Watershed has almost reached its endorsement status. All three categories require over 75% of jurisdictions to endorse. Nick will meet with Washington Township to discuss. He will make the recommendation to either pass to endorse or pass not to endorse so it is on record that something was done.
  - D. Nick will send board members the Henry County Planning Commission by- laws.
  - E. An impact fee for lot splits was talked about. Nick will check with other counties to see if this can be done and how they do it. This impact fee would go to the township to be used for drainage issues, etc.

# HENRY COUNTY PLANNING COMMISSION

1853 Oakwood Avenue  
Henry County Office Complex  
Napoleon, OH 43545



Phone 419.599.7370  
Fax 419.592.4016  
hencopc@bright.net

- 
- F. Rich Myers brought up lot sizes and the amount of frontage for lot splits. He would like to see something developed for the township to avoid “cookie cutter” lots along a road and use other parts of the property for development. Nick will contact other counties and the local townships to see if this is something that can be achieved.

**5. New Business:**

- A. Assistant Prosecutor, Melissa Peper- Firestone, discussed implementing impact fees for minor subdivision applications. Currently there is a court case in Warren County that was filed to collect impact fees. With impact fees they need to be fair and very specific what the impact is. Melissa said she would know more when the case is over.
- B. Nick discussed with the board about uploading township zoning books and maps to the planning website. He will send letters to all townships to make sure this will be beneficial to them but there should be a clause on the webpage to concur with the local zoning official. Nick will also include a list of all current fees for the townships so they all know what each entity is charging for various permits.
- C. Nick gave an update on water and sewer issues in the county. The Okolona project will be put out to bid and so will the Filling Home. Nick is also working with the dairy farm located in Freedom Township to supply them with water. This project would also include St. John’s church and possibly Gerald.
- D. The Commissioners discussed the new grants writing department that was created. This is available to anyone in the county but it must go through the Commissioners first.

**6. Closing Remarks**

- A. Date for Next Meeting: April 16, 2009.

**7. Adjourn:**

Kevin Nye motioned to adjourn with Ed Nagel seconding. Meeting adjourned at 9:00 a.m.

Respectfully Submitted,

Nick Rettig