

# Middleton Township Trustees

*Wednesday, December 12, 2022*

*6:30 p.m.*

Mr. Cromley called the meeting to order at 6:30 p.m. The Pledge of Allegiance was spoken. In attendance were Trustees Cromley, Moulton, and Vetter as well as Fiscal Officer Limes.

The sign-in sheet for employees and visitors is attached with the approved minutes.

*Noted on the sign in sheet is a statement indicating the meeting may be recorded or streamed live to the internet by a visitor - not at the authority of the township trustees.*

The special meeting of the Middleton Township Board of Trustees was held due to a request to rezone approximately 279 acres of land in Section 19 of Middleton Township from A-1 Agricultural to M-1 Industrial.

Mrs. Limes read the township hearing notice and recommendations received from the Wood County Planning Commission and the Middleton Township Zoning Commission. The Planning Commission voted in approval. The Middleton Township Zoning Commission had a tie vote.

Scott Sanders, Ambrose Realty, addressed the Board on behalf of property owner Sally Meier. Mr. Sanders outlined the property borders and reviewed the history of the zoning requests. Mr. Sanders noted that an M-2 Industrial request was requested earlier. That request was withdrawn and application made for M-1.

The Wood County Master Plan and map of same was shown noting the interstate, groundwork for water and sewer infrastructure and other M-1 properties in the surrounding area. Also noted was the township Overlay District which encompasses St. Rt. 25 and St. Rt. 582. Mr. Sanders made statements with regard to their plan to adhere to the township zoning with regard to traffic, access and safety. In addition, Mr. Sanders noted this is 'Step 1' as this is a large site and site plans need to be presented and reviewed by the Board of Trustees. Mr. Sanders directed comment directly to the use of Mercer Road as an access road, stating they felt that St. Rt. 25 would be the main access point for anything developed.

Property values, pollution, light and sound studies are all being reviewed.

Mr. Cromley provided opportunity for visitors to speak. Individuals spoke directly to the issue stating concerns with regard to traffic, light and sound pollution, safety, quality of life, school bus safety, additional truck traffic, backyard safety, and concerns about farmland being replaced with industry and impact on the township fire and EMS departments.

John Schmidt, N. Dixie Highway resident, shared his concerns about traffic and direct impact on roads citing experience with the First Solar plants and Tracy Road in Lake Township.

Larry Shiple, Pargillis Road resident, indicated he was concerned with regard to light pollution and the traffic impact to the residents.

Carol Beardsley, N. Dixie Highway resident, voiced her concerns over the safety of her property and shared concerns with regard to her own personal safety due to staff who would potentially be on site at a large industrial facility. She indicated the area was always farmland and would like to see it remain as such. She voiced concerns over needing to install a fence.

Bill Meier, Mercer Road resident, spoke on behalf of his mother, Sally Meier. He shared that the benefit of industry to the local schools is a consideration they would want to be stated.

John Sears, Pargillis Road resident, stated he did not want the additional traffic in the area. He would like to see the area stay open country.

Tonya Stull, Dowling Road resident discussed the impact from light pollution they have endured since the development of the electrical substation. She cited concerns for additional light pollution as well as traffic. She also voiced her wish for country living versus industry being brought in.

Joe Heffernan, Mercer Road resident stated he was concerned about safety, quality of life and his property value. He noted the additional traffic already on the roadways and accidents that occur. He shared he was concerned about additional issues if a large facility were to be built.

Mike Rears, N. Dixie Highway resident indicated he lived across from the Calphalon facility. He shared safety concerns that exist already with school buses and trucks that honk horns as they try to enter/exit the Calphalon location.

Leslie Anderson, N. Dixie Highway resident voiced concerns due to their family's safety and having a school bus stop. She questioned the need for a stop light and the safety of her children being able to play in their back yard.

Pam Bittner, N. Dixie Highway resident stated she choose a rural community in which to reside. She questioned the benefit to the Otsego and Eastwood school districts if a plan is implemented. She questioned whether they would be forced to tie into a sewer system. She also questioned what would happen to the fire department station in Haskins stating she was aware there was talk to close that station. In addition, she asked for clarification on other M-1 zoned properties.

Beth Cole (speaking also for her in-laws), Dowling Road resident indicated she was surrounded by agriculture on three sides of their property. She voiced concerns about light and noise pollution and the additional hazards this could cause for the township fire and EMS departments. She did question the benefit to the schools and abatements that would be in place.

Wade Gottschalk, Director of the Wood County Economic Development Commission addressed the board and visitors. His comments were directed toward keeping the county tax rates low, providing schools with financial benefits and handling road issues. Mr. Gottschalk spoke to how road improvement funds are available and money is available after projects are completed.

Additional concerns were shared by Michell Dobson, Middleton Pike resident, Jen Heffernan, Mercer Road resident and Mr. Schmidt. All shared concerns over additional traffic and how access to the existing roadways would be handled.

Rex Huffman, Thompson Road resident and legal counsel for Wood County Port Authority and the Northwestern Water and Sewer District updated the Board and visitors on road projects that are currently on-going, specifically with Tracy Road at the First Solar site and in Perrysburg/Rossford at the Amazon site. Mr. Huffman noted funds have been made available for those road upgrades. Mr. Huffman also addressed a concern about residents being forced to tap into services.

Beth Cole, Dowling Road, questioned the use of a developer from Indiana versus a local contractor. Mr. Cromley indicated that they could not control who was handling a project of this type.

Pam Bittner, North Dixie Highway shared continued concerns over what more is coming for additional properties being rezoned. Mrs. Bittner also questioned the way the meetings were made known. Mrs. Limes and Kip McDowell, Zoning Inspector, reviewed the process as to how neighboring property owners were notified of meetings.

Mr. Sanders responded to numerous comments, reinforcing there is no intent to put traffic on Mercer Road. He also addressed the availability of grants for road upgrades, photometric plans for light pollution studies, acoustic consultants for noise pollution and the benefit to the local labor force.

Anthony Wenig, King Road resident, addressed the Board with a concern about the impact on the fire department. Mr. Cromley stated the Board was aware of the responsibilities placed on the department and discussions are on-going at the township, with Mr. Vetter supporting his statement by noting the potential of a regional emergency services department.

Mr. Vetter noted a site plan review is critical and the township has authority to approve. In addition, Mr. Vetter indicated that an aircraft beacon located on St. Rt. 582 M-1 property is a drawback to some industrial sites.

Mr. Moulton questioned Mr. Sanders if they were able to share any information on who might be interested in the site. It was clarified that non-disclosure agreements are in place.

Mr. Cromley noted that every member of the township board of trustees have served as members of the zoning commission and/or Board of Zoning Appeals. He noted that he spoke against the New Holland terminal. He also emphasized that light pollution issues were addressed in the zoning resolution and no stadium lighting is allowed. He also noted that light pollution is being addressed at the Curling Center site.

**Mr. Vetter moved, Mr. Moulton seconded a motion to approve the rezoning of approximately 279 acres in Section 19 of Middleton Township from A-1 Agricultural to M-1 Industrial.**

**Role was called:**

**Mr. Cromley – YES; Mr. Moulton – YES; Mr. Vetter - YES**

**Mr. Moulton moved, Mr. Vetter seconded adjournment of the meeting at 7:45 pm. Motion approved.**

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**Donald E. Cromley, Chairman**

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**Michael Moulton, Vice Chairman**

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**Fred E. Vetter, Trustee**

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**Laurie L. Limes, Fiscal Officer**