

Wood County Planning Commission
April 5, 2011 @ 5:30pm

The Wood County Planning Commission met in regular session on Tuesday, April 5, 2011 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, Rob Black, Tim Brown, Raymond Huber, Alvie Perkins, Donna Schuerman, and Leslee Thompson. Planning Commission staff in attendance was: David Steiner, Kelly Hemminger and Katie Baltz. 4 guests were also present at the meeting.

Chairman Allion called the meeting to order. Upon calling the meeting to order, Mr. Brown made a motion to approve the March 2011 Planning Commission meeting minutes. Mrs. Thompson seconded the motion and Commission members responded in full support (Mr. Black abstained).

PERRYSBURG TOWNSHIP - ZONING

Oravec & Associates submitted a major amendment to the existing Woodmont Planned Unit Development (PUD) that is located in Road Tracts 2 and 3 of Perrysburg Township. The applicant wished to develop the property as a cluster style PUD development. The new PUD footprint reduced the originally proposed PUD footprint by 40 units and modified the living units from two-story units to one-story units. The Perrysburg Township Zoning Commission had determined the proposed change to be a major amendment to the originally approved PUD footprint, which required re-review by the Wood County Planning Commission.

Mr. Steiner informed Planning Commission members that he mailed the incorrect version of the Woodmont Development site plan. Mr. Steiner distributed the correct version of the site plan entitled "Cluster Residential PUD for Woodmont Manor". Mr. Steiner reported the developer proposed to redesign the original PUD footprint to allow for a cluster style PUD. Mr. Steiner reported that the Perrysburg Township Zoning Commission had reviewed the change and determined it was a major change that would require review and recommendation by the Wood County Planning Commission.

Mr. Steiner reported the new PUD Footprint covered approximately 11.514 acres of land and contained 80 living units, which was a reduction of 40 living units from the original development which proposed 120 living units. Mr. Steiner stated the living units were modified from two-story living units to one-story living units. Mr. Steiner reported the property was located in Road Tracts 2 and 3 of Perrysburg Township, approximately 1,950 feet south of State Route 20 (Fremont Pike) and approximately 1,200 feet west of Thompson Road. Mr. Steiner reported the property was currently zoned PUD-RS, lands to the north were zoned commercial, and lands to the south, east, and west were zoned PUD-RS. Mr. Steiner reported land use in the area was medium to high density residential with commercial uses occurring to the north of the parcel. Mr. Steiner stated the Wood County Comprehensive Land Use Plan had designated the property as an Urban In-Fill area and part of the State Route 20 Key Corridor. Mr. Steiner reported that no floodplains or wetlands were associated with the property.

When the item was turned over to planning commission members for review and discussion, Mr. Allion allowed Mr. George Oravec of Oravec & Associates, LLC to comment. Mr. Oravec distributed photographs of what the proposed multi-family units would look like and a diagram demonstrating the proposed landscape plan. Mr. Oravec reported that he had several similar developments in the area that were in different phases of development. Mr. Oravec reported the development would contain one story units with a two car attached garage. Mr. Oravec stated the development was designed to attract young professionals and retired individuals. Mr. Oravec reported that the proposed pond area would be part of the overall stormwater storage plan for the entire Lakes at Woodmont Development.

When the item was turned over to Planning Commission members for a motion, Mr. Huber made a motion to recommend approval of the PUD footprint as proposed to Perrysburg Township. Ms. Schuerman seconded the motion and Commission members responded in full support (Rob Black abstained).

LAKE TOWNSHIP - SUBDIVISION

DMWW Properties LLC submitted a preliminary plat entitled “Revised Preliminary Plan of Freedom Estates” for review and preliminary approval by the Planning Commission. The Plat consisted of two (2) residential lots which had been re-platted out of the larger Freedom Estates Subdivision.

Mr. Steiner began his review and discussion and reported that the Freedom Estates Subdivision was located at the northeast corner of Bradner Road and North Freedom Drive in Section 12 of Lake Township. Mr. Steiner reported the development was located approximately 600 feet south of Walbridge Road, one half mile west of Millbury Road, one mile west of Fostoria Road, and three quarters of a mile north of Ayers Road. Mr. Steiner stated the underlying land was zoned R-1 Residential and reported lands to the north, south, and east of the development were zoned R-1 Residential and lands to the west were zoned R-2 Residential. Mr. Steiner stated the Wood County Comprehensive Land Use Plan had designated the area as Prime Farmland – Rural Countryside and noted that the areas located immediately adjacent to the plat were designated Urban Infill Areas. Mr. Steiner stated that no wetlands were associated with the property but reported that a portion of the 100 year floodplain of Ayers Creek was located on the property.

Mr. Steiner gave a brief history of the underlying plat and reported that the proposed preliminary plat consisted of three lots, two of which were residential building lots and one that was set aside for open space. Mr. Steiner reported the proposed plat consisted of previously developed lots which had already met Planning Commission approval, therefore all plat improvements existed. Mr. Steiner reported that the developer had requested an open space variance, as the proposed open space was 80% of what is required under the Wood County Subdivision Rules and Regulations.

Mr. Steiner reported several areas of concern that needed addressed; the legal description for “Revised Outlot A of Freedom Estates” was inaccurate, the 100 year floodplain of Ayers

Creek needed depicted, and a new name needed to be assigned to the plat before it could be recorded. Mr. Steiner strongly urged Planning Commission members to require an elevation survey to be completed before final plat approval was granted. Mr. Steiner distributed comments and concerns that were submitted by Mr. David Miesmer, Lake Township Zoning Inspector, to Planning Commission members for review and consideration.

When the item was turned over to Planning Commission members for review and discussion, Mr. Huber reported several concerns that he had after referencing the Wood County Subdivision Rules and Regulations, specifically the "Contents of the Preliminary Drawing" (page 29). Mr. Huber was concerned with the delineation of items:

B.3 – Existing sewers, water mains, culverts, or other underground facilities and open drainage ditches in and within close proximity to the tract, indicating size, depth, flow and location;

B.4 – Boundary lines of adjacent tracts of unsubdivided and subdivided land, showing owners of tracts greater than one (1) acres;

B.5 – Contours at two (2) foot intervals referenced to U.S.G.S. Datum or Wood County Benchmark;

B.9 – Diagram of proposed drainage development including streets and lots with indication of their outlet into existing facilities;

B.13 – Existing zoning of proposed subdivision and abutting tracts in zoned areas;

B.16 – In critical areas, high water levels are to be indicated, and those areas subject to flooding;

B.17 – Copies of any private restrictions to be included in the deed (attached to the preliminary plat).

Mr. Huber stated the legal description "Revised Outlot A of Freedom Estates" had several numerical discrepancies and reported it was hard to locate. Mr. Huber questioned what physical marker was located at the Point of Beginning and reported that he would like the plat to be complete and accurate since it would be a recorded document. Mr. Black expressed concern regarding Item #3 of Mr. Meismer's comments that related to floodplain and lot configuration.

Mr. Bryan Retar, Professional Engineer with FWB, Inc., reported the floodplain of Ayers Creek was contained within the ditch based on elevations and stated the lot would be buildable. Mr. Retar reported all utilities were installed and reported they would like to change the dry detention area into a wet detention area. Mr. Retar reported the replat was proposed in order to help finance improvements within the subdivision. Commission members expressed concern regarding lot configuration limitations due to the amount of

floodplain from Ayers Creek. It was decided that Mr. Huber, Mr. Steiner, and Mr. Retar would meet to verify that all comments and concerns were addressed regarding the plat.

When the item was turned over to Commission members for a motion, Mr. Huber made a motion to approve the preliminary plat entitled "Revised Preliminary Plat of Freedom Estates" with a condition that the comments and concerns from Commission members, Wood County Planning Commission staff, and Mr. Meisner be addressed and/or corrected. Mr. Black seconded the motion and Commission members responded in full support.

DIRECTORS TIME

Mr. Steiner spoke briefly regarding the Wood County Subdivision Regulation update and reported that one Statement of Qualifications had been submitted from Poggemeyer Design Group. Mr. Steiner reported that he had anticipated submissions from additional firms and questioned if Commission members would like him to proceed with awarding the contract to Poggemeyer Design Group or re-advertise for additional Statements of Qualifications. Mr. Brown stated he would like to see the process move forward so that updated regulations would be established when the economy improves. Mr. Brown made a motion to move forward with the Wood County Subdivision Rules and Regulation update process if procedurally allowed. Mr. Perkins seconded the motion and Planning Commission members responded in full support. Mr. Steiner reported that he would work with Mrs. Darcy Wilhelm from the Wood County Commissioners Office, to make sure that appropriate procedures would be followed to move forward with the update process.

Mr. Black questioned if a meeting would be conducted with the Northwestern Water and Sewer District (NWWSD) as was discussed at Mr. Steiner's annual review. Mr. Steiner reported he had considered conducting the May Planning Commission meeting at the NWWSD. Mr. Brown cautioned this idea due to a controversial issue that the NWWSD was involved with. Mr. Black questioned if it was a water and/or sewer issue. Mr. Brown reported it was a sanitary sewer issue along State Route 25/582 at the Mid Star Development. It was decided that the May Planning Commission would be conducted at the Wood County Office Building and an invitation would be extended to Mr. Greiner from the NWWSD to update Planning Commission members regarding any current water and/or sewer projects.

There being no further discussion, Mr. Black made a motion to adjourn the April 5, 2011 Planning Commission meeting. Mrs. Thompson seconded the motion and Commission members responded in full support.