



**WOOD COUNTY PLANNING COMMISSION
AGENDA
April 2, 2013 at 5:30PM**

The Wood County Planning Commission will meet in regular session on Tuesday, April 2, 2013 at the County Office Building in Bowling Green, Ohio. The time of this meeting is 5:30pm. A suggested agenda follows:

OLD BUSINESS

NEW BUSINESS

Approval of the February 2013 Planning Commission Meeting Minutes

WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT

Staff activities for February and March 2013 will be reviewed.

WASHINGTON TOWNSHIP – SUBDIVISION

A preliminary plat entitled "Williamsburg on the River 5th, 6th, 7th, 8th and 9th Extensions" has been submitted by a William E. Moll of W.E. Moll Engineers. This preliminary plat consists of a total of forty three (43) single family lots and three (3) two family lots and covers approximately forty nine (49) acres of land. More specifically, the development area of this preliminary plat consists of the remaining undeveloped land in the Williamsburg on the River Subdivision located in Section 36 of Washington Township.

CHAIRMAN'S TIME

DIRECTOR'S TIME

ADJOURNMENT

Please make plans to attend!

ITEM # 1 - WASHINGTON TOWNSHIP – SUBDIVISION

APPLICANT(S)

W.E. Moll Engineers

10141 Blue Creek North
Suite #2
Whitehouse, OH 43571

Wilshar Properties II LLC

30294 Waterford Drive
Perrysburg, Oh 43551

PROPOSAL

Applicants have submitted a preliminary plat entitled Williamsburg on the River 5th, 6th, 7th, 8th and 9th extensions” for Planning Commission review and approval. This preliminary plat consists of a total of forty three (43) single family lots, three (3) two family lots, and covers approximately forty nine (49) acres of land. More specifically, the development area of this preliminary plat consists of the remaining undeveloped land in the Williamsburg on the River Subdivision located in Section 36 of Washington Township.

LOCATION

The proposed plat is located within the existing Williamsburg on the River Subdivision in Section 36 of Washington Township. More specifically, the proposed plat consists of the 49 acres of undeveloped land located within the subdivision. State Route 235 (Otsego Pike) borders the property to the west and Back Bay Road borders to the property to the north.

LAND USE AND ZONING

The existing land is currently zoned R-2 Residential. Lands to the north and east are also zoned R-2 Residential. Lands to the south and west are zoned A-1 Agricultural. The Wood County Comprehensive Land Use Plan has designated the area where these parcels are located at as being in a Limited Rural Development area. There are portions of the 100 Year Floodplain (Zone A) on the site. Sanitary Sewer is available via an existing package plant in the development and water is provided by the Village of Grand Rapids.

ATTACHMENTS

- A. Location Map
- B. Plat Map
- C. Transmittal Letter from the applicant

STAFF ANALYSIS

Plat Location Summary:

This preliminary plat consists of the development of the remaining undeveloped land within the Williamsburg on the River Subdivision. The Williamsburg on the River Subdivision is one of the older, more established subdivisions in Wood County. Development began in the 1960’s and no major development has occurred there within the least ten years.

The existing plat as well as the land that is part of the preliminary plat is zoned R-2 Residential. Land use in the area is primarily rural residential and agricultural with the density of development found at the current Williamsburg on the River plat being the most dense in the immediate area. The current Wood County Land Use Map has this area being located within a Limited Rural Development Area which is an area described as: “..areas that consist of environmentally sensitive areas such as floodplains, wetlands, and forested areas. Also included in this category are rural landscapes that are believed to be close to build out given a preference for very low density rural development. Generally, residential units are found on lots greater than five (5) acres”. As eluded to above, this description is typical of the area surrounding Williamsburg on the River.

There are areas of the 100 Year Floodplain (Zone A) located on this preliminary plat. These areas are found near and around the shores of the existing lake located in the southwestern portion of the proposed plat.

Utilities are available to the site and are at a capacity to be able to service the number of homes being proposed. Specifically, sanitary sewer is provided by the Northwestern Water and Sewer District via a newly built package treatment plat located at the existing subdivision. This system was recently installed and according to the Northwestern Water and Sewer District, there is more than enough capacity to serve the amount of homes being proposed with this preliminary plat. Public water is available from the village of Grand Rapids and like the sanitary sewer service, there is more than enough capacity to handle the additional influx of homes.

Plat Specifics:

As stated in the narrative above, the proposed plat contains a total of 48 single family lots. It appears that these lots are located in a total of four (4) separate phases or sections of development. The lots as presented meet Washington Township’s current zoning requirements under an R-2 District.

Other improvements include streets with 60 feet of right of way and 25 feet of paving. These streets are to be uncurbed with graded grass swales and no sidewalks, which is consistent with the existing streets in the developed area of the subdivision.

Open space consists of a proposed common lake located near the center of the development, a wooded park within this lake, a wooded lot located on the central southern portion of the plat, and a park located in the northwestern corner of the plat.

This new preliminary plat addresses concerns that were raised at the December 2012 Planning Commission meeting. These changes include the following:

1. A minor alignment change within the roadway alignment.
2. A reduction of lots from forty nine (49) single family lots to forty six (46) single family lots and three (3) two family lots along the portion of the plat that fronts State Route 235. This was done to meet ODOT’s access management requirements along

a State Route. One shared driveway to access all three (3) two family lots is being proposed.

3. The proposed park lot located adjacent to the existing park has been increased in size.
4. Roadway access next to the park lot has been eliminated.
5. Drainage outlet from the new lake has been split to outlet to the north and south lakes to reflect the existing drainage pattern.
6. A section of pond edge has been added to aid in storm water management.
7. A 3" inch wide slope easement has been shown on the proposed pavement section as requested by the Wood County Engineer.
8. Fire hydrant in the cul-de-sac island has been moved, the island was still retained to provide for a center catch basin to eliminate a roadside swale around outside pavement. Front yards will drain across pavement to center of island.
9. The park requirement table has been added on the plat drawing.
10. The three (3) lots along State Route 235 have been separated into a ninth plat.

The applicant has also stated in their transmittal letter that they have met with two members of the current Homeowner's Association and that the President of the Homeowner's Association has been meeting with the plat owner to draft new homeowner restrictions. The Applicants have also met with the Wood County Engineer's Office to discuss the Engineer's Office's requirements pertaining to drainage design, and have performed additional drainage calculations when designing the storm water facilities in the new plat.

Roadways are designed to current requirements however the applicants have requested a waiver from the Wood County Subdivision Rules and Regulations on the sidewalk requirement. Currently there are no sidewalks in the rest of the development and it is the desire of the applicants to continue this with the new plat.

The current 5% open space requirement has been met and open space is provided for in the form of a pond which contains a wooded park as well as park lot.

Preliminary Approval Process – Explanation:

Since there hasn't been a residential subdivision to review from the "ground up" for quite some time, the Director felt it wise for all involved (including the Director) to review the preliminary plat process, specifically what it means and where it falls within the overall platting process.

The preliminary plat is designed to provide the Planning Commission with the overall layout of lots and streets as well as open space and roadways. The preliminary plat is checked to ensure it meets the Wood County Subdivision Rules and Regulations for preliminary platting requirements, as well as for adherence to the zoning requirements of the underlying zoning district. Factors such as density and land use are not reviewed since these issues have been reviewed and addressed at the time the plat property underwent rezoning. Preliminary plat approval is valid for a period of twelve (12) months. After the twelve months, a final plat needs filed, or an extension for preliminary approval must be requested and granted by the Planning Commission.

During the time in between preliminary and final approval, elements like storm water design and drainage plans are begun as well as roadway and utility construction. Once final approval is sought, typically all roadways are in place and the storm water facilities have been granted approval by the Wood County Engineer's Office.

For preliminary plat approval, an applicant needs to meet the platting requirements under the Wood County Subdivision Rules and Regulations as well as the zoning requirements in the underlying zoning district.

STAFF RECOMMENDATION

The applicants have addressed the concerns that were expressed and raised at the December 2012 Planning Commission meeting. Additionally, the applicants have met with members of the current homeowner's association and conducted additional engineering calculations and drainage analysis on the proposed storm water design of the plat.

More importantly, applicants appear to have met the requirements for a preliminary plat per the Wood County Subdivision Rules and Regulations and they meet the zoning requirements for an R-2 District in Washington Township. As stated above, if the zoning and platting requirements are met, then the plat should be granted preliminary approval. Also as stated above, during the phase between preliminary and final approval, the applicants will be getting their storm water and drainage plans drafted and approved by the County Engineer as well as their roadway plans.

Given that the platting and zoning requirements are met, several of the concerns raised at the December 2012 meeting have been addressed, and that the applicants have met with representatives of the homeowner's association, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission grant preliminary approval to this preliminary plat.