

WOOD COUNTY PLANNING COMMISSION APRIL 6, 2004

The Wood County Planning Commission met in regular session on Tuesday, April 6, 2004 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, Phil Bresler, Tim Brown, Jim Carter, Chris Ewald, Patrick Fitzgerald, Richard Kohring, Alvin Perkins, Donna Schuermen, and Tom Weidner. Planning Commission staff in attendance were: David Steiner, Kelly Moore, and Cheryl Riffner. In addition to Planning Commission members and staff, 49 guests were present.

Chairman Kohring called the meeting to order. Upon calling the meeting to order, a motion was made by Jim Carter to approve the April 6, 2004 Planning Commission meeting minutes. Mrs. Schuerman seconded the motion with Commission members in full support.

New Business:

REVIEW OF THE WOOD COUNTY PLANNING COMMISSION ACTIVITIES REPORT FOR APRIL 2004.

Mr. Steiner began his review by addressing the organization of a meeting which regarded future land use and planning along State Route 25. Mr. Steiner noted that Center Township, Plain Township, Middleton Townships, and ODOT would attend. Mr. Steiner stated that the annual 2004 TIRC meeting was conducted and all necessary reporting procedures for enterprise zones in Wood County were completed and submitted to the State of Ohio. Mr. Steiner mentioned that the 2004 Environmental Review Certifications were completed and ready for submission to the State. Mr. Steiner concluded by stating that three Agricultural Easements had been prepared and sent to the state.

ZONING – PERRYSBURG TOWNSHIP

Jefferson Development Company submitted a request to rezone 10.6 acres in Road Tract 6 of Perrysburg Township from A-1 Agricultural to PUD-RS Planned Unit Development.

Mr. Steiner began his review and discussion of the item by stating the purpose of the request was to construct a PUD Development. Mr. Steiner said the location was on the East side of Thompson Road, Eckel Junction was to the South, and Fremont Pike (S.R. 20) was to the North. Mr. Steiner noted that lands to the North and South were zoned A-1, land to the East zoned C-2, and land to the West was zoned PUD-RS.

Mr. Steiner stated the PUD footprint covered 10.6 acres and contained 52 living units in 13 buildings. Mr. Steiner stated improvements included 25' pavement with back to back curbs, two detention ponds, 4.6 acres open space, clubhouse and pool, storm and sanitary sewers, public water, and utilities. Mr. Steiner noted that densities, setbacks,

and open space set by Perrysburg Township had been met or exceeded, except pond setbacks from right of way.

Mr. Steiner concluded his review and discussion with a description of the PUD acceptance process. Mr. Steiner stated the first step consisted of a preliminary review of the PUD footprint by the Planning Commission, followed by a preliminary review from the township. Mr. Steiner continued that only a preliminary recommendation would be given to the township, which in result would require resubmission of the PUD final plat to be reviewed by the Board of Commissioners. Mr. Steiner restated a preliminary approval was needed for the footprint and a preliminary recommendation to the township, which would allow rezoning to occur. Mr. Steiner concluded the next step would be resubmission of a final plat from the developer, at which time public notices and hearings would be held.

When the item was turned over to Commission Members for review and discussion, Mr. Ewald stated based on the usage of the parcel, there seemed to be three rear yards, which pushed a lot against the adjacent properties. Mr. Steiner stated it would be discussed at Perrysburg Townships preliminary approval. Mr. Allion asked if it would be a public street. Mr. Craig Feller, from Feller and Finch Associates stated it would be a private street. Mr. Allion recommended that access would be better directly across from Eckel Junction or Shannon Hills Boulevard. Mr. Feller accepted the recommendation. Mr. Allion questioned how drainage would be accomplished. Mr. Feller stated catch basins along north and south property lines were considered. Mr. Carter asked where green space was located. Mr. Steiner stated common area between buildings was green space, and noted green space exceeded county subdivision regulations.

When the item was turned over to the audience for questions and comments, Mr. Don Smith, stated rear yard setbacks were his concern. Mr. Smith also stated he would like a privacy fence. Mr. Steiner stated setbacks of 30' in the rear and 20' on the side have been set. Mr. Smith showed concern regarding the detention pond elevation grade. Mr. Kohring stated Mr. Allion would be reviewing the drainage. Mr. Ewald asked if setback requirements would be part of the recommendation to the township. Mr. Steiner stated they could be included in recommendation. Mr. Kohring stated the plat would be returned for final approval by the Commission.

When the item was turned over to Commission members for a motion, Mr. Fitzgerald made a motion to grant preliminary approval to the PUD footprint with the following recommendations: 1) The entranceway be relocated to line up with either Eckel Junction Road or Shannon Hills Blvd., 2) the side yard setbacks be extended, 3) an anti access easement should be placed along the property line that borders Thompson Road, 4) all easements, utilities, and sewer lines be properly labeled, 5) consider issue of green space in central area, 6) and proper screening should be provided to neighboring properties. Mr. Brown seconded the motion. Mr. Ewald made an addition to the motion, which recommend that the need for additional right of way be considered. Mrs. Schuerman seconded the motion with the Commission members in full support.

ZONING – MIDDLETON TOWNSHIP

Ruth A. Power submitted a request to rezone approximately 41 acres of land in Section 35 of Middleton Township from an A-1 Agricultural Zoning Classification to a R-3 Residential Zoning Classification.

Mr. Steiner began review and discussion of the item by explaining to Commission Members the location of the request. Mr. Steiner stated the property was located on the West side of Hull Prairie Road, Self Road was located at the Southeast portion of the property, Cross Creek Road located approximately 1700' to the North, and Devil's Hole Road approximately ¾ of a mile to the North. Mr. Steiner noted that The Georgetown Subdivision was located to the south of the property as well as the Middleton/Plain Township boundary. Mr. Steiner stated the property was currently zoned A-1 Agricultural. Mr. Steiner mentioned properties to the East, West, and North of the property are zoned A-1 Agricultural and land to the South zoned R-2 Residential.

When the item was turned over to the Commission members for review and discussion, Mr. Allion questioned the compatibility of the surrounding areas. Mr. Steiner stated the surrounding area consisted primarily of low density, residential housing. Commission members questioned the access of utilities. Mr. Schmalzried, Developer, explained that utilities would be extended to serve the proposed subdivision. When the item was turned over to the audience to comment and show concerns, many citizens expressed concerns regarding compatibility of the proposed subdivision.

When the item was turned over to Commission members for a motion, Mr. Ewald made a motion to recommend that Middleton Township rezone the eastern portion of the property along Hull Prairie Road to an R-1 Residential Zoning Classification, and to rezone the remainder of the property to an R-2 Residential Zoning Classification. Mr. Weidner seconded the motions with a vote of 6 in favor and 3 opposed, Mr. Allion, Mrs. Schuerman, and Mr. Fitzgerald, motion carried.

ZONING – MIDDLETON TOWNSHIP

Rose Farley et. al., submitted a request to rezone 48.5 acres of land in the southeast ¼ of Section 23, Middleton Township from A-1 Agricultural to R-3 Residential.

Mr. Steiner began review and discussion of the item by stating the property was located on the northwest corner of Hull Prairie and Five Point Road, Roachton Road and Saddlebrook Subdivision were located approximately one mile to the north, and Hull Prairie Meadows Subdivision was located approximately 1700' to the North. Mr. Steiner noted that the purpose of the request was to construct a single-family subdivision on the property. Mr. Steiner stated that lands to the North, South, East, and West were zoned Agricultural. Mr. Steiner stated that the Wood County Comprehensive Land Use Plan designated the parcels located in a residential area and an expansion area for the City of Perrysburg. Mr. Steiner noted that utilities were available from Hull Prairie Subdivision and could be extended at the applicants expense. Mr. Steiner concluded his review by mentioning that no environmental constraints were identified.

When the item was turned over to Commission Members for review and discussion, concern was addressed which regarded the compatibility of the proposed development. Mr. Steiner noted upon rezoning of the said parcels, a variance would be

required from the Middleton Township. Mr. Steiner also noted that the applicant would have to work together with the Planning Commission to construct a combined parcel.

When the item was turned over to Commission members for a motion, Mr. Fitzgerald made a motion to recommend that Middleton Township deny the request to rezone the property to an R-3 Residential Zoning Classification, but rather consider a less dense classification. Mr. Bresler seconded the motion with 8 Commission members in support, 1 opposed, Mr. Ewald, motion carried.

ZONING – MIDDLETON TOWNSHIP

Middleton Township Trustees submitted a series of Amendments to the current Middleton Township Zoning Resolution. The proposed amendments included changes to definitions, zoning district use section, performance requirements, signage, and the addition of regulations which regarded sexually oriented business, storm water management, and ponds.

Mr. Steiner began his review and discussion of the revisions and mentioned that the revisions were implemented to make the Middleton Township Zoning Resolution current. Mr. Steiner stated that the changes dealt with issues such as site plan review, ponds, drainage, storm water provisions, provisions and standards for lighting design, and adult entertainment regulations. Mr. Steiner stated he thought the issue of pond drainage needed to be examined. Mr. Steiner continued that the Wood County Engineer had been assigned to review and approve storm water plans. Mr. Steiner stated the County Engineer would be a good idea, but questioned if a registered engineer should be on contract to review the plans.

When the item was turned over to the Commission Members for review, many issues were brought to the attention of Middleton Township. Mr. Allion expressed desire that a private engineering firm be hired to do pond approval. Mr. Ewald suggested Middleton Township review the engineering review of ponds and implement issues which regard adult day care and nursing homes. Mr. Brown stated he was contacted by an individual who had difficulties obtaining a draft document of the amendments. Mr. Brown noted that ample time must be given to the public for the review of public documents. Mrs. Getz, Middleton Township Trustee, stated that public meetings were held for citizens to attend. Ms. Patty Reynolds, representing Copyright Coalitions, stated that she was contacted by 3 land owners and an engineering firm who were not able to obtain copies of the document. Ms. Reynolds requested a deferral of the amendment review at the next scheduled meeting.

When the item was turned over to the Commission Members for a motion, Mr. Fitzgerald made a motion to recommend that Middleton Township deny the approval of the amendments, and to re-submit them when proper procedures to allow public viewing have been followed. Mrs. Schuerman seconded the motion with 8 Commission members in favor, 1 opposed, Mr. Allion, motion carried.

ZONING – PLAIN TOWNSHIP

West Wooster Development submitted a request to rezone approximately 80 acres at the northwest corner of Bowling Green Road West and Mitchell Road in the southeast

quarter of Section 22, Plain Township. The request made would change property from A-1 Agricultural Zoning Classification to R-1 Residential Zoning Classification.

Mr. Steiner began his review and discussion and described the location and proposed use of the application. Mr. Steiner stated the property was located on the southeast quarter of Section 22, Plain Township. Mr. Steiner stated Gorrill Road bordered the property to the South, Mitchell Road bordered to the East, Poe Road approximately ½ mile to the north, and Liberty Hi Road was located one mile to the West. Mr. Steiner noted the intended use of the request was to develop property as a single family subdivision or similar use. Mr. Steiner stated the property was currently zoned Agricultural and was surrounded by Agricultural land to the North, South, East, and West. Mr. Steiner stated the property according to the Comprehensive Land use Plan was deemed Residential and an Expansion area for the City of Bowling Green. Mr. Steiner noted that utilities could be extended from the City of Bowling Green if annexed.

When the item was turned over to the Commission Members for discussion, Mr. Brown questioned if there was a recommendation from the Planning Commission. Mr. Steiner recommended annexation to the City of Bowling Green. Mr. Bob Spitler, represented applicant, stated the applicant provided a good plan that would be compatible with surrounding area. Mr. Spitler stated the proposed zoning classification seemed appropriate and the issue which regarded utilities would be brought before the board at a later date. Mr. Kohring asked what was downside to denying rezoning of application. Mr. Steiner stated final decision would be up to the Plain Township or City of Bowling Green if they annexed. Mr. Spitler stated the applicant would like to remain within the Township.

When the item was turned over to Commission Members for a motion, Mrs. Schuerman made a motion to recommend that Plain Township approve the request to rezone the 80 acres from Agricultural zoning classification to a R-1 Residential zoning classification. Mr. Weidner seconded the motion with 5 commission members in favor, 4 opposed, Mr. Allion, Mr. Brown, Mr. Carter, and Mr. Fitzgerald, motion carried.

ZONING – BLOOM TOWNSHIP

PGS Resources, L.L.C. submitted an application to rezone approximately 12 acres of land located in the southwest ¼ of Section 31, Bloom Township from an A-1 Agricultural zoning classification to a Commercial zoning classification. The purpose of this request was development of a retail propane store on the property.

Mr. Steiner began his review and discussion of the item by describing the location of the property. Mr. Steiner stated the triangular parcel was located on the Southwest ¼ of Section 31, Bloom Township. Mr. Steiner stated the parcel was bound by Interstate 75 on the West, Route 25 on the East, State Route 18 on the North, and Bushey Road one mile to the South. Mr. Steiner continued that the Hancock/Wood County border was approximately a quarter of a mile to the South. Mr. Steiner noted that the parcel was currently zoned Agricultural, as well as the lands to the South, East, and West. Mr. Steiner stated that lands to the North are zoned Commercial. Mr. Steiner noted according to the Comprehensive Land Use Plan, the area is identified as commercial area, an employment opportunity corridor, and an expansion area for the Village of North

Baltimore. Mr. Steiner noted that access could be an issue for the property as the reconstruction of I-75 occurs.

When the item was turned over to the Commission members for review, Mr. Allion stated the shape of the parcel resulted in the relocation of a roadway from Hancock County into Wood County. Mr. Allion stated that access would not be granted from State Route 18 but rather would come from the Dixie Highway extension. Mr. Fitzgerald made a motion to recommend that Bloom Township approve the request to rezone the 12 acres of land from an Agricultural zoning classification to a Commercial zoning classification. Mr. Weidner seconded the motion with Commission members in full support.

Director's Time:

During Director's Time, Mr. Steiner stated that the Wood County Planning Commission had been strongly advised by the Ohio Department of Natural Resources that the county's flood damage prevention standards needed to be revised in order to maintain compliance with the National Flood Insurance Program minimum criteria. Mr. Steiner presented a document for the Commission Members to review which contained several recommended standards with model language that could be considered. Mr. Steiner also noted that the Ohio Department of Development has changed how Community Development Block Grant (CDBG) Funds will be dispersed. Mr. Steiner stated that cities like Perrysburg and Northwood would not automatically be receiving grants but would have to compete with the villages to get funding.

After dispersing documentation, the meeting stood adjourned after a motion from Mr. Ewald and a second from Mr. Carter.