



**WOOD COUNTY PLANNING COMMISSION
AGENDA**

APRIL 5, 2011

5:30PM

The Wood County Planning Commission will meet in regular session on Tuesday, April 5, 2011 at the County Office Building in Bowling Green, Ohio. The time of this meeting is 5:30pm. A suggested agenda follows:

Approval of the March 2011 Planning Commission Meeting Minutes

WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT

Staff activities for March 2011 will be reviewed

PERRYSBURG TOWNSHIP – ZONING

Perrysburg Township has submitted a major amendment to the existing Woodmont PUD development in Road Tracts 2 and 3 of Perrysburg Township. The applicant (Oravec & Associates) is changing the design of the PUD footprint to a cluster style PUD development. The Perrysburg Township Zoning Commission has determined the proposed change to be a major amendment to the originally approved footprint, thereby requiring re-review by the Wood County Planning Commission. The proposed new footprint covers approximately 11.5 acres of land and contains 80 living units spread out in ten individual buildings. This new plan is a reduction of 40 units from the 120 units as originally proposed in this development. This new footprint also alters the buildings that contain the living units from two story buildings to one story buildings.

LAKE TOWNSHIP – SUBDIVISION

DMWW Properties LLC has submitted a preliminary plat entitled "Revised Preliminary Plan of Freedom Estates" for review and preliminary approval by the Planning Commission. The plat in question consists of two (2) residential lots which have been re-platted out of the larger Freedom Estates Subdivision. The new plat is located in Section 12 of Lake Township and is located at the northeast corner of Bradner Road and North Freedom Drive.

CHAIRMAN'S TIME

DIRECTOR'S TIME

Subdivision Rules and Regulations update

ADJOURNMENT

Please make plans to attend!

ITEM # 1 – ZONING – PERRYSBURG TOWNSHIP

Applicant(s)

Perrysburg Township

26609 Lime City Road
Perrysburg, OH 43551

Oravec and Associates

5333 Secor Road, Suite 2
Toledo, OH 43623

Proposal

Perrysburg Township has submitted a major amendment to the existing Woodmont PUD development in Road Tracts 2 and 3 of Perrysburg Township. The applicant (Oravec & Associates) is changing the design of the PUD footprint to a cluster style PUD development. The Perrysburg Township Zoning Commission has determined the proposed change to be a major amendment to the originally approved footprint, thereby requiring re-review by the Planning Commission. The proposed new footprint covers approximately 11.5 acres of land and contains 80 living units, which is a reduction of 40 units from the 120 units as originally proposed. This new footprint also alters the buildings that contain the living units from two story buildings to one story buildings.

Location

The PUD Footprint is located in the larger Woodmont development, which is located in Road Tracts 2 and 3 of Perrysburg Township. More specifically, the footprint is accessed by Woodmont Drive, Fremont Pike-Route 20 is located approximately 1,950 feet to the north, Thompson Road is approximately 1,200 feet to the east and the Lowes store borders the property to the north.

Land Use and Zoning

The property is currently zoned PUD-RS. Lands to the north in the Market Center Plaza are zoned commercial, and lands to the south, east, and west of the subject development parcel are all zoned PUD-RS. Land use in the area is medium to high density residential with commercial uses occurring to the north of the parcel. The Wood County Comprehensive Land Use Plan has designated the area where this parcel is located as an urban in-fill area and part of a key corridor (Route 20). There are no floodplains or wetlands associated with this property.

Attachments

- A. Location Map
- B. PUD Footprint

STAFF ANALYSIS

This current item is part of the larger Woodmont Development, which is the residential component of the entire Woodmont – Market Center Development situated in the Route 20 – Thompson Road area of Perrysburg Township. In terms of the history of this development, the entire PUD Footprint of Woodmont first came before the Planning Commission on April 14, 2000. It had been submitted by the Bostleman Corporation and was presented as a residential subdivision that would contain a mixture of single, two, and multi-family lots. The original footprint as presented at that time consisted of approximately 87 acres of land and was to contain 107 single family lots, 66 single family lots on zero lot line villas, and 295 multi-family units located in 34 buildings.

The new footprint covers approximately 11.5 acres of land and contains 80 living units spread out in ten individual multi-family residential buildings. This new plan is a reduction of 40 units from the 120 units as originally proposed in this development. This new footprint also alters the buildings that contain the living units from two story buildings to one story buildings. Improvements include 25 foot streets with back to back paving, curbs, gutters, sidewalks, and 60 feet of right of way. Other improvements include all utilities including public water, sewer, gas, electric and storm sewers. The footprint also contains a 1.9 acre pond. In terms of housing density, this new plan works out to have 6.95 living units per acre.

The footprint meets Perrysburg Township's PUD requirements for a standard residential PUD Development. In regards to procedure, the Planning Commission's role in regards to this item is to recommend to Perrysburg Township to approve, modify, or deny the footprint as proposed. Given that this footprint is a PUD development, the Township has the ultimate decision on whether or not to approve it. Subsequently, the regulations that the footprint is to adhere to are Perrysburg Township's PUD requirements, not the County's Subdivision Rules and Regulations.

STAFF RECOMMENDATION

The footprint as proposed meets the township's PUD requirements. It also reduces the density of the footprint as originally presented. Lastly, the underlying property is already zoned for the PUD. Given these considerations, it is the recommendation of the Wood County Planning Commission that the Commission approve this request.

ITEM # 2 – SUBDIVISION – LAKE TOWNSHIP

Applicant(s)

DMWW Properties LLC

8751 Oak Valley Road
Holland, OH 43528

Proposal

DMWW Properties LLC has submitted a preliminary plat entitled “Revised Preliminary Plat of Freedom Estates” for preliminary review and approval. The proposed plat consists of two (2) residential lots covering approximately 1.66 acres of land in Section 12 of Lake Township. The proposed plat is a re-plat of an existing lot in the Freedom Estates Subdivision. The applicant has taken an existing outlot and split it into two (2) new building lots.

Location

The plat is located in the existing Freedom Estates Subdivision at the northeast corner of Bradner Road and North Freedom Drive in Section 12 of Lake Township. More specifically, the proposed plat is approximately 600’ ft. 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.

Land Use and Zoning

The underlying land of the plat is zoned R-1 Residential. Lands to the north, south, and east are also zoned R-1 Residential. Lands to the west are zoned R-2 Residential. The Wood County Comprehensive Land Use Plan has identified the area where the plat is located as prime farmland-rural countryside; however, the areas immediately adjacent to the plat are located in areas that have been designated urban infill areas. There are no wetlands on the plat property; however there may be a portion of the 100 year floodplain of Ayers Creek on the property.

Attachments

- C. Location Map
- D. Plat Map

STAFF ANALYSIS

The plat that has been submitted for preliminary approval is part of the Freedom Estates subdivision, which was originally developed by the Dold Development Company. When the company was forced to declare bankruptcy, several of the company's developments were offered for sale. Freedom Estates was one of these developments, and the new owner is proposing to redesign the subdivision. One of the first and most significant alterations involves the replatting of the existing "Outlot A" into two residential lots with the remainder of the original lot being set aside for open space.

In regards to the history of the underlying plat; it was first reviewed by the Planning Commission at the December 2003 Planning Commission meeting. At that time, it was denied preliminary approval due to the numerous errors that the plat drawing contained. It was resubmitted for preliminary approval at the January 2004 meeting and was granted preliminary approval based on the errors being corrected. The plat was submitted for final approval at the January 2005 meeting and was granted final approval at that time. Since then, the Dold Development Company underwent bankruptcy and was forced to sell off the undeveloped lots in several of their subdivisions including Freedom Estates. This brings us to the current phase of development, which is the new owner redesigning the plat to their specifications.

The preliminary plat itself consists of three (3) lots, two (2) of which are residential building lots, and one (1) being a lot set aside for open space. The proposed replat consists of previously developed lots that already met with Planning Commission approval, so in terms of improvements, roadways, right of way dedications and utility and drainage easements, all of these items are in compliance and accounted for on this new plat. The legal description on the plat for the "Revised Outlot A of Freedom Estates" is inaccurate and will need to be corrected. The lots meet the minimum zoning requirements for setbacks, frontage, and lot area under Lake Township's R-1 Residential Zoning Classification. The developer has asked for a variance on the open space requirement as the proposed open space is 80% of what is required under the Subdivision Regulations.

There appears, according to aerial photographs from the Wood County Auditor's Office as well as indicated on the plat drawing to be a portion of Ayers creek running northeasterly through the subject property. The current FEMA Floodplain map (390809 0016) does not depict floodplain area, however given the evidence of a creek on the properties, it is a strong possibility that FEMA may be in error. Assuming that plat approval moves forward as the applicant desires, then the Wood County Planning Commission Office will likely require an elevation survey be done on the lots to determine exactly where, if at all, the floodplain exists on the lots.

STAFF RECOMMENDATION

The applicant inherited a partially constructed plat when they purchased this particular property. In their opinion, in order to make what plat property is available more marketable, the replat as presented will need to occur. The proposal is compatible with the original design of the plat and will not significantly alter what was previously approved. In regards to the variance of the open space, it is the recommendation of the Wood County Planning Commission Staff that the variance be granted. This decision is based on the information that the applicant is planning on altering the existing dry detention basin into a detention pond that will contain water year around. This will add to the open space and the amount that the variance is requested for is not a substantial amount. The last item of concern that will need addressed is the naming of this new plat. Since this proposal consists of the replatting of an existing lot of record, a new name will need to be assigned to the plat before it would be able to be recorded. This name will be the developer's choice.

In conclusion, what is being proposed does not significantly alter the original design of the plat, nor does it alter the density of what would be able to be built on the finished lots. In addition, the developer is seeking to improve a development that has fallen into a state of disrepair, which will benefit the surrounding area.

Based on this, it is the recommendation of the Planning Commission Staff that the Planning Commission grant preliminary approval to this replat with the condition(s) that the new plat be assigned a name for recording purposes. It is also the recommendation of the Planning Commission Staff that the Planning Commission grant the requested variance on the open space.

