

Wood County Planning Commission August 10, 2004

The Wood County Planning Commission met in regular session on Tuesday, July 6, 2004 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, Phil Bressler, Tim Brown, Richard Kohring, Alvie Perkins, Tom Weidner, and Donna Schuerman. Planning Commission staff in attendance was: David Steiner, Kelly Moore, and Cheryl Riffner. In addition to Planning Commission members and staff, 9 guests were present.

Chairman Kohring called the meeting to order. Upon calling the meeting to order, a motion was made by Mr. Brown to approve the July 6, 2004 Planning Commission meeting minutes. Mr. Perkins seconded the motion with Commission members in full support.

New Business:

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

Mr. Steiner began his review and reported that Milton Township Zoning Resolution was being reviewed and updated. Mr. Steiner reported that sample language was drafted for the State Route 25 Overlay District. Mr. Steiner stated that a two-day GIS computer mapping workshop sponsored by BGSU was also attended. Mr. Steiner noted the FY04 CDBG Formula Applications were completed and submitted to the Ohio Department of Development for necessary review. Mr. Steiner stated the FY01 Rudolph Sewer and Water Project underwent the required monitoring by the Ohio Department of Development. Mr. Steiner noted that no violations were found.

Mr. Steiner continued that J & M Excavating was awarded the FY03 Village of Cygnet Union Street Waterline Formula Project. Mr. Steiner reported that the Enterprise Zone agreements for ConAgra Foods Principle Business Group in the City of Perrysburg and Middleton Township were processed and approved. Mr. Steiner continued that 41 parcel transactions that included 33 splits and 8 combinations were completed.

ZONING – PERRYSBURG TOWNSHIP

McCarthy Builders, Inc. had submitted a request to rezone approximately 56 acres in Section 16 of Perrysburg Township from an A-1 Agricultural zoning classification to a PUD-RS zoning classification. Mr. Steiner noted the purpose of this request was for the construction of a single family residential PUD on the property that would be developed in three phases, and will contain a total of 184 lots.

Mr. Steiner began his review and reported that the proposed PUD was located in the Northwest ¼ of Section 16, Perrysburg Township. Mr. Steiner stated that the property was located on the South side of Eckel Junction Road. Mr. Steiner stated that Thompson Road was located approximately three quarters of a mile to the East and

Roachton Road was approximately one mile to the South. Mr. Steiner also reported that the Wexford Subdivision was located to the east of the parcel, and the City of Perrysburg was located to the North.

Mr. Steiner continued that the parcel was currently zoned A-1 Agricultural. Mr. Steiner reported that lands to the South and East were also zoned A-1 Agricultural. Mr. Steiner stated that Lands to the West were zoned R-3 Residential and that lands to the North were in the City of Perrysburg. Mr. Steiner stated that the Wood County Comprehensive Land Use Plan had designated the area as a Residential area and an Employment Opportunity Corridor. Mr. Steiner stated that land use in the area was primarily residential with commercial uses occurring closer to U.S. Route 20 (Fremont Pike). Mr. Steiner stated that no environmental constraints were on the property and that all utilities were available to the property.

Mr. Steiner explained that the proposed PUD Development of Emerald Lakes was a redesigned version of a PUD which was reviewed and denied by the Planning Commission at the May 2004 Planning Commission meeting. Mr. Steiner stated PUD improvements included: 25' of pavement with back to back curbs and gutters, 60' of right-of-way, sanitary sewers, storm sewers, two stormwater retention-detention ponds, waterlines, all utilities, 8' utility easements, stub streets to the East and West, open space, and buffering around the perimeter of the PUD. Mr. Steiner stated that the proposed PUD footprint met all of Perrysburg Township's minimum requirements for a residential PUD development.

Mr. Steiner reported PUD deficiencies and possible discussion points found included: no indication of sidewalks along Eckel Junction Road, no anti-access easement along Eckel Junction Road, and there may need to be an additional 10' of right-of-way dedicated along Eckel Junction Road.