

Wood County Planning Commission
August 6, 2013 @ 5:30pm

The Wood County Planning Commission met in regular session on Tuesday, August 6, 2013 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Tony Allion, John Brossia, Patrick Fitzgerald, Raymond Huber, Richard Kohring and Leslee Thompson. Planning Commission staff in attendance was: David Steiner and Katie Baltz. 3 guests were present at the meeting.

Chairman Thompson called the meeting to order. Upon calling the meeting to order, Mr. Kohring made a motion to approve the July 2013 Planning Commission meeting minutes. Mr. Allion seconded the motion and Commission members responded in full support, Mr. Kuhlman abstained.

PERRYSBURG TOWNSHIP – ZONING

National Survey service had submitted a final plat entitled “Emerald Lakes Plat Three – East” for final review and approval. Mr. Steiner stated that this plat contained nineteen (19) single family lots and covered approximately 4.6 acres.

Mr. Steiner reported that the plat was part of the larger Emerald Lakes Subdivision in section 16 of Perrysburg Township. Mr. Steiner noted that Eckel Junction Road was approximately 1600 feet to the north, the Eckel Trace subdivision was located to the west and the Wexford Subdivision was located to the east.

Mr. Steiner continued explaining that the plat is currently Zoned PUD-RS, Planned Unit Development Residential. He noted Lands to the east and south were zoned A-1 Agricultural, Lands to the west were zoned R-3 Residential and Lands to the north of the plat were located in the City of Perrysburg. Mr. Steiner noted that Land use in the area was primarily residential, and the Comprehensive Land Use Plan had designated this area as being in an urban infill area. There were no floodplains or wetlands located on the plat and all utilities were available to the plat.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Kohring asked if the drainage problems in this area had been resolved and Mr. Huber asked if water was being drained to the front. Walt Opaczewski of National Survey Service answered that he was unaware of drainage problems in this area, and that water would be draining to the front and pumped out to the east. Mr. Opaczewski noted that there was a pump in the lake and flooding should not have been occurring and that he would look into the matter.

Mr. Kohring questioned if this plat met the open space requirements since it appeared to be difficult to access much of the open space. Mr. Steiner stated that this plat met the overall subdivision open space requirements. Following a brief discussion of the item Mr. Kuhlman made a motion to recommend that Perrysburg Township approve the “Emerald Lakes Plat Three-East” as presented. Mr. Brossia seconded the motion and Commission members responded with a vote of 5 in favor, one opposed (Mr. Kohring), motion carried.

Mr. Allion requested that the Planning Commission include with their recommendation, a question as to whether there was a possibility of the loop being attached as part of the open space. Mr. Allion also suggested that the Planning Commission should ask the Homeowners Association whether their water problem had been satisfactorily fixed. Mr. Steiner stated that he would draft his correspondence accordingly.

SUBDIVISION – TROY TOWNSHIP

Poggemeyer Design group had submitted a right of way dedication plat for a new road and for a portion of Pemberville Road in Road Tracts 55, 58 and 59 in Troy Township. Mr. Steiner explained that the purpose of the plat was to create a new road as well as dedicate additional right of way along Pemberville Road to serve a warehouse and distribution center that was slated to locate on the parcel the new road will serve.

Mr. Steiner stated that the plat was located in parts of Road Tracts 55, 58 and 59 in Troy Township. More specifically, the plat was located on the west side of Pemberville Road at the Troy – Dominion Energy site. Route 20 / Fremont Pike was approximately 3300 feet to the north.

Mr. Steiner noted that the parcel was currently zoned B-PUD. Lands to the north, south and west were also zoned B-PUD. Lands to the east were zoned C-1 Commercial and A-1 Agricultural. Mr. Steiner said the Wood County Land Use Plan had designated the area where the plat was located at as being in an employment opportunity area. Mr. Steiner noted that there were floodplains on the site however the proposed road would not encroach on them. All utilities were available to the site.

When the item was turned over to the Planning Commission members for review and discussion, Dave Saneholtz of Poggemeyer Design Group further explained the location and layout of the proposed road and cul de sac.

Following a brief discussion of the item Mr. Kohring made a motion to recommend that Troy Township approve the right of way dedication plat as presented. Mr. Kuhlman seconded the motion and Commission members responded with a vote of 5 in favor, one abstention (Mr. Huber), motion carried.

ZONING – MIDDLETON TOWNSHIP

The Middleton Township Zoning Commission had submitted a series of text amendments to the current Middleton Township Zoning Resolution. Mr. Steiner explained that these amendments consisted of typographical and grammatical corrections and also contained a provision which allowed electronic reader signs and message boards to be installed in the Route 25 – 582 overlay zone area.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Kohring asked if there were any size limits on the electronic reader signs. Mr. Steiner said there were no attached size limits and explained that the size requirements could be regulated by the signage section of the current zoning regulations.

There being no further discussion, Mr. Allion made a motion to recommend that Middleton Township approve the text amendments as presented. Mr. Fitzgerald seconded the motion and Commission members responded with a vote of 6 in favor, none opposed, motion carried.

ZONING – LAKE TOWNSHIP

Michelle Scaggs had submitted an application to rezone Lots 3, 4, 5, 6 and 7 in the Noble Addition of Lake Township from a B-1 Neighborhood Business Zoning Classification to a B-3 Highway Business Zoning Classification. Mr. Steiner stated the purpose of the request as stated on the application was that the applicant wished to locate a roofing and home improvement business on the parcel and needed the B-3 Zoning Classification to properly do so.

Mr. Steiner explained that the parcels consisted of Lots 3-7 in the Noble Addition of Lake Township. More specifically, the parcels were located at the intersections of Matthews, Walbridge and Woodville roads. Mr. Steiner noted that Matthews Road bordered the parcels to the east, Walbridge Road bordered the parcels to the south and Woodville Road bordered the parcels to the northeast.

Mr. Steiner stated that the parcels were currently zoned B-1 Neighborhood Commercial. He further explained that lands to the east were also zoned B-1, lands to the south and west were zoned R-2 Residential and lands to the north were zoned B-3.

Mr. Steiner acknowledged that there were no floodplains or wetlands associated with the property, all utilities were available and the Wood County Land Use Plan had designated the area where the parcels were located at as being in an Urban Infill Area. Mr. Steiner then listed the permitted and conditional uses in a B-3 zoning district.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Brossia asked if a residential home was allowed in this district. Mr. Steiner stated that the home would exist as a legal non-conforming use which could be excluded from the B-2 zoning by the township.

The applicant, Michelle Scaggs stated that they had requested to rezone the property in order to build a 12 foot by 32 foot barn for their business. Ms. Scaggs noted that they lived in their home that faced Walbridge Rd. Mr. Huber asked if there would be any buffer requirements if the property were rezoned. Mr. Steiner stated that there would be buffer requirements between the R-2 and B-1 and B-3 zoning districts that the township would need to enforce. Mr. Kohring asked where the business driveway would be located. Ms. Scaggs explained that she had been working with the Ohio Department of Transportation (ODOT) to resolve existing driveway issues, and a driveway would be installed on Woodville Road.

Following further discussion of the item, Mr. Kohring made a motion to recommend that Lake Township approve the applicants request to rezone lots 3, 4 and 5 on Woodville Road to the B-3 Highway Business Zoning Classification and to rezone lots 6 and 7 on Walbridge Road to an R-2 Residential Zoning District. Mr. Allion seconded the motion and Commission members responded with a vote of 6 in favor, none opposed, motion carried.

DIRECTORS TIME

Mr. Steiner shared correspondence with the Planning Commission from the County Administrator regarding the Planning Commission Office operating with one less staff member. Following thorough discussion of the item it was suggested that the Planning Commission staff document circumstances when the current situation is and isn't working and report back to the Planning Commission again in 6 months or less.

There being no further discussion, Mr. Kuhlman made a motion to adjourn the August 6, 2013 Planning Commission meeting. Mr. Huber seconded the motion and Planning Commission members responded in full support.