



WOOD COUNTY PLANNING COMMISSION AGENDA

DECEMBER 4, 2012

5:30PM

The Wood County Planning Commission will meet in regular session on Tuesday, December 4, 2012 at the County Office Building in Bowling Green. The time of this meeting is **5:30PM**. A suggested agenda follows:

Approval of the November 2012 Planning Commission meeting minutes

OLD BUSINESS

NEW BUSINESS

WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT

Staff activities for the month of November 2012 will be reviewed

WASHINGTON TOWNSHIP - SUBDIVISION

A preliminary plat entitled "Williamsburg on the River 5th, 6th, 7th, and 8th Extensions" has been submitted by a William E. Moll of W.E. Moll Engineers. This preliminary plat consists of a total of forty eight (48) single 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.

PERRYSBURG TOWNSHIP - ZONING

The Perrysburg Township Zoning Commission has submitted a series of small corrections and adjustments to the current Perrysburg Township Zoning Resolution. These changes are mainly housekeeping items that address layout and formatting issues in the current text.

MIDDLETON TOWNSHIP - ZONING

The Middleton Township Zoning Commission has submitted a text amendment to the Current Middleton Township Zoning Resolution. Specifically, the amendment deals with the regulation of decks in Middleton Township in regards to uniform standards for all decks constructed within the Township as well as setbacks for decks and permitting requirements.

CHARIMANS TIME

DIRECTORS TIME

ADJOURNMENT

Please make plans to attend!

ITEM #1 - WASHINGTON TOWNSHIP SUBDIVISION

APPLICANTS W.E. Moll Engineers

10141 Blue Creek North
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, and 8th Extensions" for Planning Commission review and approval. This preliminary plat consists of a total of forty eight (48) single 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 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 as being 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

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 Comprehensive Land Use Map has this area being located within a Limited Rural Development Area which is an area described as "...area consists 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 plant 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 Two Family Residential District with the exception of proposed lots 147 and 134 which have a 50 foot front yard setbacks rather than the required 75 foot setback. These lots have been presented to the Washington Township Board of Zoning Appeals for a variance to allow the 50 foot front yard setback; however at the time of this report, it is unknown whether or not this variance has been granted.

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 appears to consist 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.

PLAT ERRORS AND ITEMS OF CONCERN

The purpose of a preliminary plat is to present a proposed plan and seek feedback and input from the Planning Commission and other regulatory authorities before any more engineering and/or construction works occurs with the development. This being said, several plat errors have been identified by the Planning Commission Staff as well as several areas of concern. These errors and concerns are listed below in the form of a list:

1. The acreage for the proposed lake as well as the other open – green space areas is not listed. These amounts need listed so that they can be calculated with the existing open space areas in the plat to ensure the required 5% of plat open space is available to the plat.
2. Also in regards to open space, the proposed Common Lots D and B (listed as “B” on drawing but referred to as “C” in the plat notes) is scattered and broken.
3. Access to Lots 178-181 appears to be from State Route 235 (Otsego Pike). This is a State Highway. There is no mention that ODOT has approved the curb cuts needed to access these lots. This will need addressed. Permission from ODOT will need to be presented. If ODOT has not been consulted regarding this matter then they need to be.
4. Lots 169-181 appear buildable per the plat; however this requires closer examination given the grade of these lots, specifically the grade within the building envelope of the lots.
5. Another area of concern with Lots 169-181 is the existence of 100 Year Floodplain in the rear of the lots. If approved, each lot will need an elevation survey showing the exact location of the 100 Year Floodplain in relation to any structures that may be built on the lot as well as the issuance of a Floodplain Development Permit from the Planning Commission office before any building could occur on these lots.
6. The building area – envelope of these proposed lots is very small. There is a 1500 sq. ft. per floor minimum in Washington Township’s R-2 District. There are also minimum square foot area restrictions per the existing Williamsburg on the River homeowner and deed restrictions. There may be a possibility that building a home that meets these minimums on these small building areas may be difficult for owners.
7. Some of the proposed rear lot lines are located in the water areas of the lakes. There doesn’t appear to be any prohibition against this in the Washington Township Zoning Resolution, however the Planning Commission might want to give this matter careful consideration given how bodies of water are not static and may cause property boundary disputes in future, especially since the proposed lake is noted as being a public lake.

8. Residents of the current developed areas of the subdivision have expressed concern over the issues of storm water drainage and the growth of algae on the proposed lake. Apparently, algae growth coupled with lack of maintenance on the existing lakes within the subdivision is a problem. There are concerns that another lake will further contribute to the algae and maintenance problems.
9. This area is one of the more scenic and environmentally fragile areas of the County. The Land Use Plan has slated this area as an area where limited development should occur given the environmental uniqueness and sensitivity of the area. Based on this, it may be prudent to consider a less dense development.

STAFF RECOMMENDATION

As noted above, this is only a preliminary plat and as such there are expected to be errors and issues that need further discussion and review. If preliminary approval is granted, it is good for a period of twelve (12) months. If a final plat is not submitted within the 12 month period, an extension of the preliminary plat approval shall be required.

That being said, there are numerous errors and items that need discussed, reviewed, and examined. Since this is the initial stage of development, it would behoove us to examine all of the errors and concerns now before any actual development occurs.

With that, the Commission can choose to grant preliminary approval, grant preliminary approval with conditions, deny the preliminary approval, or they can vote to table the matter until any or all issues are resolved.

Given the plat as presented, the recommendation of the Planning Commission Staff is not a clear cut one. The errors and concerns listed and identified warrant a denial or a tabling action. If preliminary approval is granted, then it should be with conditions, specifically the conditions that the items and errors listed above be corrected or explained prior to submission of a final plat.

ITEM #2 - PERRYSBURG TOWNSHIP ZONING

APPLICANT Perrysburg Township Zoning Commission

26609 Lime City Road
Perrysburg, OH 43551

PROPOSAL

The Perrysburg Township Zoning Commission has submitted a series of text amendments to the current Perrysburg Township Zoning Resolution. These amendments are primarily housekeeping items in that they correct minor layout, formatting and content errors.

ATTACHMENTS

C. Proposed amendments (Changes are highlighted in yellow)

STAFF ANALYSIS

The amendments that Perrysburg Township have submitted for review and recommendation consist of layout and formatting changes to existing items within the current zoning resolution. The changes affect practically every article and section of the resolution; however the changes are very minor ones involving correction of spelling and grammatical errors, etc.

STAFF RECOMMENDATION

These items are intended to clarify the existing Perrysburg Township Zoning Resolution. Based on this, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission recommend to Perrysburg Township that the township approve the amendments.

ITEM #3 - MIDDLETON TOWNSHIP ZONING

APPLICANT Middleton Township Zoning Commission

P.O. Box 206
Haskins, OH 43525

PROPOSAL

Middleton Township has submitted new language for the regulation of decks within the township. Specifically, the language sets forth the definition of a deck, the setbacks for decks, and elevation standards for decks.

ATTACHMENTS

D. Proposed Language

STAFF ANALYSIS

Middleton Township has drafted basic language concerning the regulation and permitting of decks within the Township. The language defines a deck, it sets height standards for them, and it states setbacks for them. The language also sets the requirement that a zoning permit is required for the placement – construction of a deck within the township.

STAFF RECOMMENDATION

This appears to be an attempt by Middleton Township to set forth some rules and regulations to better regulate the placement and construction of decks within the township. The language itself is fairly simple and straightforward, and very easy to understand. Despite its apparent simplicity, it is however effective and well written, and it should serve the township well.

Based upon these considerations, it is the recommendation of the Planning Commission Staff that the Planning Commission recommend to Middleton Township that the township approves this deck language.