



**WOOD COUNTY PLANNING COMMISSION
AGENDA**

December 14, 2010

5:30 PM

The Wood County Planning Commission will meet in regular session on Tuesday, December 14, 2010 at the County Office Building in Bowling Green, Ohio. The time of this meeting is 5:30pm. A suggested agenda follows:

OLD BUSINESS

NEW BUSINESS

Approval of the November 2010 Planning Commission meeting minutes

WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT

Staff activities for October and November 2010 will be reviewed.

MILTON TOWNSHIP - ZONING

The Milton Township Zoning Commission has submitted an application from Mr. Leroy Pollard to rezone approximately 2.7 acres of land in Section 21 of Milton Township from an Agricultural zoning classification to a Commercial zoning classification. The purpose of this request as stated on the application is that the applicant wishes to construct a flea market on the property.

CHAIRMAN'S TIME

DIRECTOR'S TIME

ADJOURNMENT

Please make plans to attend!

MILTON TOWNSHIP - ZONING

APPLICANT

Leroy Pollard

641 College St.
Findlay, OH 45840

PROPOSAL

Applicant is proposing to construct a flea market on an existing 2.7 acre parcel of land in Section 21 of Milton Township. The property is currently zoned Agricultural and would need a Commercial zoning classification in order to allow the proposed end use to occur.

LOCATION

The subject parcel is located in the northwest quarter of Section 21 of Milton Township. More specifically, the parcel is located on the south side of Mermill Road. Custar Road is located approximately one half mile to the west, Milton Road is located one half mile to the east, and State Route 281 (Defiance Pike) is located one mile to the south. The Jackson Cutoff and the Village of Milton Center are located directly to the east of the parcel.

LAND USE AND ZONING

The parcel is currently zoned Agricultural. Lands to the south and west are also zoned Agricultural. Lands to the east and north are located within the village of Milton Center. The Wood County Comprehensive Land Use Plan has this area classified as rural countryside, although it is located directly west of the village of Milton Center. As far as environmental constraints, there are no floodplains or wetlands associated with the property. In regards to utilities, public sewer is available from Milton Center. Public water is not available in the area yet, and it will likely be quite some time until it is available.

ATTACHMENT

A. Location Map

STAFF ANALYSIS

The applicant has stated that they wish to build a flea market type of operation on the subject property. Currently, Milton Township only has one Commercial zoning classification, and does not have a specific use listed for a flea market type of operation. If a flea market is ultimately constructed on the property, it will fall under the general commercial provisions of Milton Township's Commercial district. This includes requirements for off street parking, signs, landscaping, and buffering.

In regards to utilities, currently there is public sanitary sewer available to the property. Public water is not available, and most likely won't be for quite some time. There are no environmental conditions that need taken into account with this property. The land use plan does have the property located in an area that is not classified as being ripe for commercial uses, however, the property is located directly west of the corporation limits of the Village of Milton Center, and shares more characteristics with the land uses in the village rather than those of the surrounding countryside.

The last point that needs made is that the rezoning request is for a commercial zoning classification. While the applicants are stating that they intend to construct a flea market on the property, it is not set in stone and if the property gets rezoned to commercial, then any commercial use would be permitted there.

STAFF RECOMMENDATION

As stated above in the analysis, the property is located in an area that the Comprehensive Land Use Plan has listed as being in an area not designated for commercial uses. However, given the parcel's location (immediately adjacent to the Village of Milton Center), the argument could be made that the parcel is more like a small town expansion area.

Another thing to consider is that as stated above, if the property becomes rezoned to a commercial zoning classification, any commercial use would be allowable on the property.

Taking the above noted information into consideration, it is the recommendation of the Planning Commission Staff that the Planning Commission recommend to Milton Township that the Township approve the request.