

**Wood County Planning Commission  
December 7, 2004**

The Wood County Planning Commission met in regular session on Tuesday, December 7, 2004 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, Phil Bresler, Tim Brown, Jim Carter, Pat Fitzgerald, Richard Kohring, Alvie Perkins, Donna Schuerman, and Tom Weidner. Planning Commission staff in attendance was: David Steiner, Kelly Moore, and Cheryl Riffner. In addition to Planning Commission members and staff, 30 guests were present.

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

**New Business:**

**ZONING – MIDDLETON TOWNSHIP**

Kainaj Inc. submitted a request to rezone approximately 62 acres in the Southeast ¼ of Section 23, Middleton Township from an A-1 Agricultural Zoning Classification to a R-3 Residential Zoning Classification. The purpose of this request was that the applicants wished to construct a residential subdivision on the property.

Mr. Steiner began his review and discussion and reported that the property was located on the east side of Hull Prairie Road. Mr. Steiner stated Five Point Road was located 620 feet to the south of the parcel, Roachton was approximately three quarters of a mile to the North, and Saddlebrook and Hull Prairie Meadows Subdivisions were located to the West.

Mr. Steiner reported the property was currently zoned A-1 Agricultural. Mr. Steiner stated lands to the North, South, and East were also zoned A-1 Agricultural. Mr. Steiner noted lands to the West were zoned R-3 Residential and R-3 Residential PUD. Mr. Steiner reported that the Wood County Comprehensive Land Use Plan had designated the area where the property was located as a residential area and an expansion area for the City of Perrysburg.

Mr. Steiner reported there were no environmental constraints, floodplains, or wetlands. Mr. Steiner stated that utilities could be extended from Roachton Road and would be supplied by the City of Perrysburg. Mr. Steiner stated right-of-way would be dedicated along Hull Prairie Road.

When the item was turned over to Planning Commission members for review and discussion, Mr. Fitzgerald questioned how far the Comprehensive Plans residential area extended. Mr. Steiner stated it extended to approximately Five Point Road. Mr. Fitzgerald questioned what was zoned R-3 Residential in the area. Mr. Steiner stated Riverbend Subdivision and Saddlebrook Subdivision were zoned R-3 Residential. Mr. Kohring questioned if the developer wanted to make any comments. Mr. Mark Rich, Developer stated water would be attained from The Northwestern Water and Sewer District and sanitary sewer would come from the City of Perrysburg. Mr. Rich stated anything East of Hull Prairie Road would be annexed into the City of Perrysburg while

everything on the West side of Hull Prairie Road would go to Perrysburg Township. Mr. Rich stated an annexation agreement had been worked out with the City of Perrysburg. Mr. Steiner stated that a letter from Sue Karnitis, a concerned neighbor had been written. Commission members took time and read the letter that had been handed to them. A member of the audience questioned what R-3 zoning was. Mr. Steiner stated R-3 Residential was medium density residential zoning that permitted single and two family dwellings. Mr. Steiner stated multiple family dwelling were a conditional use. Mr. Rich reported the development was not intended for multiple family dwellings. Mr. Steiner reported the difference between R-2 and R-3 Residential Zoning was the square footage required per lot of record. Mr. Kohring questioned if Sue Karnitis was present. The audience replied that she was not. Mr. Kohring questioned if R-3 Zoning consisted of a minimum lot size of 10,000 square feet. Mr. Steiner reported that R-3 zoning consisted of 10,000 square feet with 75 feet of road frontage, while R-2 zoning consisted of 20,000 square feet with 100 feet of road frontage. Mrs. Schuerman questioned if there was adequate space for sanitary sewer. Mr. Allion stated an easement would need to be obtained. Mr. Kohring questioned how far off the centerline of Hull Prairie Road was. Mr. Allion stated the problem extended from Roachton Road to Reitz Road. Mr. Kohring questioned if more right of way needed to be dedicated since the road was off center. Mr. Allion stated that was possible.

When the item was turned over to the audience for review and discussion, many residents expressed concern towards the density of the proposed development. Bonnie Lamarerd, Five Point Road, expressed concern toward the condition of the roads and the safety of the residents. Mr. Kohring questioned how many lots would be lost from a R-3 density to a R-2 density. Mr. Rich stated about 60 lots would be lost. Mr. Brown stated the meeting was held to discuss rezoning the property and reported that another meeting would be held that would focus on the preliminary plat.

When the item was turned over to the Planning Commission members for a motion, Mr. Fitzgerald made a motion to recommend that Middleton Township deny the request to rezone 62 acres from A-1 Agricultural to R-3 Residential. Mr. Fitzgerald suggested a less dense zoning classification. Mr. Brown seconded the motion with commission members in full support.

## **ZONING – MIDDLETON TOWNSHIP**

Catherine A. Melims submitted a request to rezone approximately 32 acres of land in River Tracts 44 and 45 of Middleton Township from an R-1 Residential zoning classification to an R-2 Residential zoning classification. The applicant requested the change in zoning and intended to construct a residential subdivision on the property.

Mr. Steiner began his review and discussion and stated the parcel was located in the western half of River Tracts 44 and 45, Middleton Township. Mr. Steiner reported that State Route 65 bisected the property, Forst Road bordered the property to the East, and the Maumee River formed the northern boundary of the property. Mr. Steiner noted that King Road was approximately one half mile to the South and the Riverby Golf Course was located to the East of the parcel.

Mr. Steiner reported the property was currently zoned R-1 Residential. Mr. Steiner stated lands to the north and west were zoned R-1 Residential, lands to the east were zoned R-2 Residential, and lands to the South were zoned A-1 Agricultural. Mr.

Steiner reported that the Wood County Comprehensive Land Use Plan had designated the area as Residential. Mr. Steiner stated the applicant had authorization to obtain water from the Miltonville waterline or from the Northwestern Water and Sewer District. Mr. Steiner reported that the development could utilize the Village of Haskins sewer facilities. Mr. Steiner stated floodplain could be an issue for development.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Allion questioned the distance to the proposed Haskins Sanitary Plant. Mr. Steiner stated approximately 3 miles. Mr. George Oravec, consulting engineer, stated the Miltonville waterline could be utilized. Mr. Oravec stated that a pump station was proposed for the intersection of Forst Road and State Route 65, which would service the area and pump to Haskins. Mr. Oravec stated the development would not proceed without utilities.

When the item was turned over to the audience for review and discussion, several residents voiced concern toward the development of this property. Mr. Bob Farley, resident, questioned the maximum number of houses that could be incorporated under a R-2 residential zoning classification. Mr. Kohring stated approximately 59 houses.

When the item was turned over to the Planning Commission members for a motion, Mr. Carter made a motion to recommend that Middleton Township approve the rezoning of the 32 acres from R-1 residential to R-2 residential. Mr. Weidner seconded the motion and the commission responded with a vote of 3 in favor, 5 opposed, (Anthony Allion, Phil Bresler, Tim Brown, Pat Fitzgerald, and Alvie Perkins) motion to recommend approval of the request was denied.

## **ZONING – LAKE TOWNSHIP**

Mary Wisner submitted a request to rezone two 5.122 acres parcels of land in the Southeast quarter of Section 33, Lake Township from an Agricultural zoning classification to a R-2 residential zoning classification. The applicant stated the intended use was for the construction of duplex units.

Miss Moore began her review and discussion and reported the parcel was located at the Northeast corner of Libbey Road and Lemoyne Road. Miss Moore stated Libbey Road was located approximately 1/8 mile to the North, Genoa Road was located approximately 1/4 mile to the South, and State Route 420 was approximately 1 mile to the East.

Miss Moore stated the property was currently zoned Agricultural and lands surrounding the property were zoned Agricultural. Miss Moore reported the Wood County Comprehensive Land Use Plan had designated the area as Agricultural. Miss Moore stated no environmental constraints were present and that public water and sanitary sewer were available but not extended to the property.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Allion questioned if there was adequate room on the lot for two septic systems. Mary Wisner, applicant, stated she had spoken with the Health Department and that septic systems were approved for the property.

When the item was turned over to the Planning Commission members for a motion, Mr. Fitzgerald made a motion to recommend that Lake Township approve the rezoning of the two 5.122 acre parcels from Agricultural to R-2 residential. Mr. Bresler questioned if it would be a spot zoning issue. Mr. Perkins seconded the motion. Mr.

Allion stated it would be a spot zoning issue. Mr. Carter questioned if the 1:3 lot dimension ration would affect the parcel. Miss Moore stated it would not since the lot is over 5 acres. Mr. Fitzgerald questioned what the Comprehensive Plan had intended for the area. Miss Moore stated the area was slated for Agricultural. Upon calling the vote members responded with a vote of 3 in favor, 5 opposed, (Tony Allion, Phil Bresler, Tim Brown, Jim Carter, and Donna Schuerman) motion to recommend approval of the request was denied.

### **Chairman's Time:**

Mr. Kohring stated a nominating committee was needed for the next year. Mrs. Schuerman stated she would be on the nominating committee. Mr. Kohring stated the nominating committee for 2005 would consist of Mrs. Schuerman and himself.

### **Director's Time**

Mr. Steiner stated the 2005 Planning Commission Meeting Schedule was handed out. Mr. Steiner reported the June 2005 Planning Commission Meeting was a tentative date due to the CCAO Summer Conference.

Mr. Steiner reported that the Open Space Requirement changes to the Subdivision regulations were open for discussion. Mr. Steiner stated a comment was received from a developer who was concerned with the fees in lieu of open space. Patty Reynolds, Property Rights Coalition, stated that after reviewing the proposed changes to the Open Space provisions of the Wood County Subdivision Rules and Regulations, the Property Rights Coalition had a few recommendations. Mrs. Reynolds reported several concerns. Mr. Kohring stated that the concerns would be considered. Mr. Kohring stated the fees in lieu of open space would also be discussed among the committee members. Mr. Allion made a motion to approve the Open Space requirements and recommended they continue to a public hearing. Mr. Allion suggested the fee in lieu of open space should also be reconsidered. Mrs. Schuerman seconded the motion with commission members in full support. Mr. Kohring questioned when Mr. Steiner would like to get the Open Space committee together to discuss the issues. Mr. Steiner stated after the beginning of the year the committee would.

Mr. Kohring stated Mr. Bresler was retiring from the Planning Commission after 26 years of service. Mr. Perkins presented Mr. Bresler a proclamation.

Mr. Steiner stated the next meeting would be held on January 4, 2004 at 4:00p.m. There being no further discussion, the meeting stood adjourned with a motion from Mrs. Schuerman. Mr. Fitzgerald seconded the motion with commission members in full support.