

**Wood County Planning Commission
December 6, 2005**

The Wood County Planning Commission met in regular session on Tuesday, December 6, 2005, at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, Tim Brown, Jim Carter, Richard Kohring, Raymond Huber, 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, 12 guests were present.

Chairman Weidner called the meeting to order. Upon calling the meeting to order, Mrs. Schuerman made a motion to approve the November Planning Commission meeting minutes. Mr. Carter seconded the motion with Commission members in full support.

New Business:

ZONING – PERRYSBURG TOWNSHIP

MDM Ltd. submitted a request to rezone approximately 7.3 acres of land in River Tract 72 of Perrysburg Township from an R-1 Residential zoning classification to a PUD-RS zoning classification. The applicant also submitted a corresponding PUD footprint to be reviewed.

Mr. Steiner began his review and discussion and stated that the applicant had resubmitted the plat due to changes which occurred to the plat. Mr. Steiner stated that the parcel consisted of 7.3 acres of land in River Tract 72 of Perrysburg Township. Mr. Steiner stated that the parcel was located on the West side of Simmons Road and South of Ford Road. Mr. Steiner stated the property was currently zoned R-1 Residential and that lands to the south were zoned R-2 Residential and lands to the north, east, and west were zoned R-1 Residential. Mr. Steiner reported that land use in the area consisted of low to medium density residential uses. Mr. Steiner stated that the Wood County Comprehensive Land Use Plan had identified the area where the parcel was located as a residential area and an expansion area for the City of Perrysburg. Mr. Steiner stated that no environmental constraints were on the property and that all utilities were available.

Mr. Steiner reported the proposed footprint was entitled “Belmont Place” and consisted of 7 condominium units that contained 4 living units each, which totaled 28 living units. Mr. Steiner reported the density worked out to 3.8 units per acre, and the total open space was 25%, both which met or exceeded the requirements of Perrysburg Township. Mr. Steiner reported specific improvements proposed for the development included a private access road with 25’ ft. of back to back paving with curbs and gutters, a dry storm water detention area, a 2’ ft. anti-access easement along Simmons Road, screening and landscaping, all utilities including gas, electric, public water and sewer, and storm water drainage systems. Mr. Steiner reported that Perrysburg Township Fire Department had reviewed the plan and expressed their approval, and the Perrysburg Township Zoning Commission has also stated their approval of the footprint.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Greg Feller, Feller, Finch & Associates, stated that they changed the

turnaround from a cul-de-sac to a Hammerhead turnaround due to concerns expressed by the Perrysburg Township Fire Department. Mr. Feller stated that the hedgerow to the north of the property would be maintained and the developer would also create mounding to the north for additional screening. Mr. Huber questioned if permission had been obtained from the Ohio Turnpike Commission to create a detention pond in their easement. Mr. Feller stated that he would check but he believed that the pond was out of the easement. Mr. Huber stated that he would like to see numerical values on the contour lines. Mr. Kohring questioned if more space could be incorporated between the buildings. Mr. Feller stated that he would try to space them out more.

When the item was turned over to the audience for review and discussion, Mrs. Cindy Baroudi, Simmons Road, stated that she represented her father, Donald Keller, and herself. Mrs. Baroudi stated that they owned the two pieces of property located south of the proposed development. Mrs. Baroudi stated that they were concerned with the amount of traffic and reported that they were not included in any meeting for the development. Mrs. Baroudi stated if the development was approved, they requested that a fence be installed along the southern border of the development. Mr. Chuck Miller, MDM Ltd., stated it was an oversight that Mrs. Baroudi and her parents were not invited to the meetings that were held. Mr. Miller stated they intended to keep as many trees as possible in the development. Mr. Keller stated there were no trees or shrubs along his property line. Mr. Miller stated that he intended to plant pine trees to the north and south.

When then item was turned over to the Planning Commission members for review and discussion, Mr. Allion asked Mr. Feller if he had a traffic count for Simmons Road. Mr. Feller stated he did not have a traffic count but reported that 15 trips would be generated by the development at peak hour. Mr. Huber questioned if the condos could be moved to the north. Mr. Feller stated that the green space needed to be consolidated.

When the item was turned over to the Planning Commission members for a motion, Mr. Kohring made a motion to approve the request to rezone the 7.3 acres of land from an R-1 Residential zoning classification to a PUD-RS zoning classification. Mr. Brown seconded the motion and commission members responded with a vote of five in favor, one opposed, Mr. Kohring, motion carried. After much discussion regarding the proposed PUD footprint for the property, Mr. Kohring made a motion to approve the PUD footprint with the following suggestions; 1) strongly consider removing one of the proposed buildings in the footprint, 2) increase the setback on the southern border of the property to 45' ft., and add some type of buffer along the south property line, and 3) consider spacing the proposed buildings 45' ft. apart. Mrs. Schuerman seconded the motion and commission members responded in full support.

ZONING – LAKE TOWNSHIP

Gary and Christine Horton submitted a request to rezone 1.93 acres of land in Section 9, Lake Township, from a B-3 Highway Business zoning classification to an R-2 Residential zoning classification. The purpose of the request is that the applicant's wished to use the 1.93 acres to build a single family residence, and therefore needed a residential zoning classification.

Miss Moore began her review and discussion and stated the property consisted of five separate parcels of land located on the south side of Walbridge Road. Miss Moore

stated the property was located west of Lemoyne Road, east of Drouillard Road, and north of Ayers Road. Miss Moore stated that the property was currently zoned B-3 Highway Business and that lands to the north, south, east, and west were zoned Residential. Miss Moore reported that lands to the north were located in the Village of Walbridge. Miss Moore stated that Wood County Comprehensive Land Use Plan had designated the area as residential. Miss Moore stated that a portion of the 100 year floodplain was located on the property. Miss Moore reported that the applicant had no intent to build inside of the floodplain and reported that an elevation survey and development permit had been completed by the applicant.

When the item was turned over to the Planning Commission members for a motion, Mr. Kohring made a motion to approve the request to rezone the property from a B-3 Highway Business zoning classification to an R-2 Residential zoning classification. Mr. Carter seconded the motion with Commission members in full support.

Director's Time

Mr. Steiner reported that Mr. Weidner, Mr. Carter, and he had met with two consultants regarding the Wood County Comprehensive Land Use Plan update. Mr. Steiner reported that a consultant should be chosen within a week to 10 days.

Mr. Steiner reported that the next Planning Commission meeting would be held on January 3, 2006 at 4:00 p.m. Mr. Steiner stated that new Planning Commission officers would not be elected this year, but reported that an official motion should be made to reinstate the current officers. Mr. Kohring made a motion that the present officers would remain for next year. Mrs. Schuerman seconded the motion and Commission members responded in full support. There being no further business, the meeting stood adjourned with a motion from Mr. Kohring. Mr. Carter seconded the motion with Commission members in full support.