

**Wood County Planning Commission
December 4, 2012 @ 5:30 PM**

The Wood County Planning Commission met in regular session on Tuesday, December 4th, 2012 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Tony Allion, Richard Kohring, Tim Brown, Joel Kuhlman, John Brossia, Donna Schuerman, Jim Carter, and Leslee Thompson. Planning Commission Staff in attendance was Dave Steiner. Dee Stewart from the Wood County Commissioner's Office was present to take notes and record actions. In addition to Planning Commission and Commissioner's Office Staff, a total of twenty one (21) guests were present.

Chairman Thompson called the meeting to order. Upon calling the meeting to order, Chairman Thompson called for a motion to approve the November 13, 2012 Planning Commission meeting minutes. Mr. Kohring made a motion to approve the November 13, 2012 Planning Commission meeting minutes. Mrs. Schuerman seconded the motion with Commission members in full support.

STAFF ACTIVITIES REPORT – NOVEMBER 2012

Mr. Steiner stated that in the interest of time given the agenda items, he elected to combine the November 2012 activities report with the December 2012 activities report and present both at the January 2013 meeting.

WASHINGTON TOWNSHIP – SUBDIVISION

A preliminary plat entitled Williamsburg on the River 5th, 6th, 7th, and 8th Extensions" had been submitted by a William E. Moll of W.E. Moll Engineers. This preliminary plat consisted of a total of forty eight (48) single family lots and covered approximately forty nine (49) acres of land.

Mr. Steiner began his review and discussion of this item by explaining the specifics of the plat, as well as noting that it was located on the undeveloped land located within the existing Williamsburg on the River Subdivision in Washington Township. Mr. Steiner noted that the proposed plat contained forty eight single family lots, streets with 60' feet of right a way and 25' feet of paving, water and sanitary sewer and a storm water detention pond. Mr. Steiner then went on to note the following items of concern he had found with the plat:

1. The acreage for the proposed lake as well as the other open – green space areas was not listed. These amounts needed listed so that they could be calculated with the existing open space areas in the plat to ensure the required 5% of plat open space was available to the plat.
2. Proposed Common Lots D and B (listed as “B” on drawing but referred to as “C” in the plat notes) contained scattered and broken open space.
3. Access to Lots 178-181 appeared to be from State Route 235 – Otsego Pike. This is a State Highway. There was no mention that ODOT has approved the curb cuts needed to access these lots. Mr. Steiner stated that this would need addressed. Permission from ODOT for access and curb cuts needed to be presented. Mr. Steiner also stated that If ODOT had not been consulted regarding this matter then they needed to be.
4. Lots 169-181 appeared buildable per the plat plan, however Mr. Steiner noted that this required closer examination given the grade of the lots, specifically the grade within the building envelope of the lots.
5. Another area of concern identified by Mr. Steiner was with Lots 169-181 and the existence of 100 Year Floodplain in the rear of the lots. If approved, each lot would 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 was very small. Mr. Steiner explained that there is a 1500 sq. ft. per floor minimum in Washington Township’s R-2 District. He also explained that there are minimum square foot area restrictions per the existing Williamsburg on the River homeowner and deed restrictions. There was a possibility that building a home that met these minimums on these small building areas may be difficult for owners.
7. Some of the proposed rear lot lines were located in the water areas of the lakes. There didn’t appear to be any prohibition against this in the Washington Township Zoning Resolution, however Mr. Steiner stated that 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 on the plat.
8. Mr. Steiner reported that 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 were concerns that another lake will further contribute to the algae and maintenance problems.
9. Mr. Steiner concluded his discussions of the plat concerns by noting that the area where the plat was proposed is one of the more scenic and environmentally fragile areas of the County. He noted that the Land Use Plan had slated the area as an area where limited development should occur given the environmental uniqueness and sensitivity of the area. Based on this, he explained it may be prudent to consider a less dense development.

Mr. Steiner then explained that the Planning Commission had the choice of denying the preliminary plat, tabling the item, approving it as presented, or approving it with conditions.

Mr. Brown asked Mr. Steiner whether or not anyone building on the lots that had floodplains identified on them would be held to the no net loss requirements set forth in the Floodplain Rules and Regulations. Mr. Steiner stated that a builder would be required to comply with the no net loss provisions if the structure they were building on the lot encroached into the floodplain area. Mr. Steiner then noted that given the setback requirements of Washington Township it wasn't possible for a structure to encroach into the floodplain area without violating the rear yard setback requirements.

Mr. Steiner concluded his discussion of the item by stating that the Wood County Engineer and the residents of the current Williamsburg on the River subdivision had some concerns with the plat that they wanted to bring up to the Commission.

Chairman Thompson asked for comments from the Wood County Engineer's Office first. Mr. John Musteric, Deputy Engineer stated that he had three items of concern his Office found with the plat. The first item was Mr. Musteric noted he had concerns with was that his Office required streets to have six foot shoulders, and on the plans there was only a three and a half foot shoulder shown which could force an easement. Mr. Musteric then suggested that it may be a good idea to either present the plat one phase at a time or else present the entire plat for final approval rather than how it was currently presented which was the entire development broken out in phases. Mr. Musteric concluded his comments by informing the plat engineer that minimum height of the lettering on plats required by the Engineer's Office was 1.25.

Mr. William Moll, engineer for the plat stated that it was the intent of the developer to develop the plat in phases.

After Mr. Musteric concluded his remarks, Mr. Roland Southard who represented the Williamsburg on the River Homeowner's Association spoke. Mr. Southard began his presentation by explaining that he currently was the Treasurer of the Homeowner's Association, and that he sat on the Architectural Control Committee along with the developer of the plat.

Mr. Southard then went on to explain the concerns he had with the plat and some of the items he felt needed further review. Specifically, these items consisted of the current dams and spillways within the subdivision and the additional load that the new lots would place on an already inadequate system, the new traffic pattern that would result from the construction of the new lots, and also the increase in wastewater from the new homes that would require the construction of an additional lift – pump station to properly transport the wastewater to the new treatment plant.

Mr. William Moll, engineer for the plat then spoke regarding the concerns raised by Mr. Steiner and Mr. Southard. Mr. Moll did state that he was also concerned with drainage after hearing about the problems with the dams and spillways. Mr. Moll then explained to the Planning Commission that he has listed the green – open space area on a separate table on the plat. Mr. Moll stated that based on his calculations, a 4.55 acre pond was more than adequate to handle the storm water generated by the additional lots. In regards to the lots accessing onto Route 235, Mr. Moll stated that he hadn't checked with ODOT on them, he did state however that he could use a joint access drive to reduce the number of cuts onto Route 235. Mr. Moll then explained that three of the lots identified by Mr. Steiner as difficult to build on given the slope of them and would require fill be placed on them. Mr. Moll explained that the building footprint of the lots as designed would not allow two family dwellings.

Mr. Joe West a homeowner within the Williamsburg on the River subdivision then addressed the Commission with his concerns. He noted his concerns were with the existing dams and the load that additional lots would place on them. He noted ongoing problems with basements flooding and also expressed concerns regarding traffic flow.

Another resident, Karen Higgins spoke to the Commission about her concerns with flood damage, algae growth on the lakes, the small size of the proposed lots, the increased traffic and its impact on the existing narrow roads, and the loss of prime farmland.

Resident Michael Courtney expressed his concerns about the disruption construction of the new plat would cause.

When the item was turned over to the Planning Commission members for questions and comments, Mr. Kohring stated he was concerned about the proposed cul de sac, specifically the island located in the center of it. He also noted he felt sidewalks should be built and that the proposed lift station should probably not be called a park on the plat.

There being no further discussion of the item, a motion was made by Mr. Kohring to deny the preliminary plat as presented. Mr. Carter seconded the motion with Commission members in full support.

After the vote was called, Mr. Brown asked Mr. Steiner about the status of requiring all storm water detention and retention ponds built in the County to be built to handle a 100 year storm event. Mr. Steiner stated he had written this requirement into the new Subdivisions Regulations however they had not been adopted as they were pending input and comment from the Wood County Engineer's Office. Mr. Steiner then stated he could draft the requirement as an amendment to the current Regulations and have it go into effect after the required public hearings.

ZONING – PERRYSBURG TOWNSHIP

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

Mr. Steiner began his review of this item by passing out an additional page of corrections that had been added by the Township after the meeting agendas had been mailed. Mr. Steiner stated that the items were simple typographical and grammatical corrections and recommended approval.

Mr. Brown asked about the inclusion of “elderly” in the definitions. Mrs. Hemminger, Perrysburg Township Zoning Administrator stated that the definition of elderly had been placed within the text of the Resolution in order to address living quarters for elderly relatives on lots with existing dwellings.

Mr. Kohring stated he had found a few minor items that needed reworded and corrected. It was decided to give these corrections to Mr. Steiner who would then forward them to the Township.

There being no further discussion of the item, a motion was made by Mr. Kohring to recommend to Perrysburg Township that approve the changes. Mr. Brown seconded the motion with Commission members in full support.

ZONING – MIDDLETON TOWNSHIP

The Middleton Township Zoning Commission had submitted a text amendment to the Current Middleton Township Zoning Resolution that dealt 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.

Mr. Steiner began his review of this item by noting that this item was Middleton Township’s first attempt to regulate the placement of decks within the township. Mr. Steiner stated that he felt what the township drafted was a good start and recommended approval of the item.

There was no further discussion of the item and Mr. Kohring made a motion to recommend to Middleton Township that the Township approve this request. Mr. Kuhlman seconded the motion with Commission members in full support.

DIRECTOR'S TIME:

Mr. Steiner began this item by passing out an invitation to Commissioner Brown's going away reception to be held on December 19th, 2012.

Mr. Steiner then asked the Commission for official permission to post an employment notice for the planner position that had been vacated by Mrs. Hemminger. Mr. Steiner explained to Commission members that the Planning Commission Board was the Planning Commission Office's Appointing Authority and technically needed to grant Mr. Steiner permission to post for a vacant job position. Mr. Steiner concluded his discussion of the item by stating that he had asked Chairman Thompson and Vice Chairman Black if they had any interest in sitting in on interviews. Mr. Steiner stated that both had indicated they would sit in on interviews.

There being no further discussion of the item, Mrs. Schuerman made a motion to allow Mr. Steiner to proceed with positing for the vacant position. Mr. Allion seconded the motion with Commission members in full response.

There being no further business to discuss, a motion was made by Mr. Allion to adjourn. Mr. Brown seconded the motion with Commission members in full support.