



**WOOD COUNTY PLANNING COMMISSION  
AGENDA  
December 3, 2013 at 5:30PM**

The Wood County Planning Commission will meet in regular session on Tuesday, December 3, 2013 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 2013 Planning Commission Meeting Minutes

**WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT**

Staff activities for November 2013 will be reviewed.

**PERRYSBURG TOWNSHIP – SUBDIVISION**

Oravec and Associates have submitted a final plat entitled “Woodmont Plat Five” for final review and approval. The residential subdivision consists of four (4) single family lots and covers approximately 1.5 acres of land. The plat is part of the larger Woodmont and Market Center subdivision which is located in Road Tracts 2 and 3 of Perrysburg Township, south of the intersection of Thompson Road and Route 20.

**CHAIRMAN’S TIME**

**DIRECTOR’S TIME**

**ADJOURNMENT**

*Please make plans to attend!*

ITEM # 1 - SUBDIVISION – PERRYSBURG TOWNSHIP

**APPLICANT(S)**

Oravec & Associates  
5333 Secor Road  
Toledo, OH 43402

**PROPOSAL**

Applicants have submitted a final plat entitled “Woodmont Plat Five” for final review and approval. The residential plat consists of four single family lots covering approximately 1.5 acres of land. Plat improvements include a street with 60 feet of right of way and 25 feet of paving, all utilities and sidewalks.

**LOCATION**

The plat is located in the larger Market Centre and Woodmont developments, which are located in Road Tract 2 of Perrysburg Township. More specifically, the plat is the northwest corner of the development.

**LAND USE AND ZONING**

The property is currently zoned PUD-RS. Lands to the north in the Market Center Plaza are zoned commercial, and lands to the south, east, and west of the subject development parcel are all zoned PUD-RS. Land use in the area is medium to high density residential with commercial uses occurring to the north of the development. The Wood County Land Use Plan has designated the area surrounding this parcel as an urban in fill area and part of a key corridor (Route 20). There are no floodplains or wetlands on this parcel.

**ATTACHMENTS**

- A. Location Map
- B. Plat Map

**STAFF ANALYSIS**

The plat consists of four single family residential lots and is the fifth phase of the residential portion of the Woodmont – Market Centre subdivision. Plat improvements include the extension of Basswood Drive with 60 foot of right of way and 25 feet of paving, sidewalks and all utilities.

**STAFF RECOMMENDATION**

The plat meets the requirements of the Planning Commission Office as well as the requirements of Perrysburg Township. Based on this, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission grant final approval to Woodmont Plat Five.

Please join us as we honor  
Richard Kohring  
for 26 years of service on the  
Wood County Planning Commission.

*Light refreshments will be served following the  
December 3, 2013 Planning Commission Meeting*