

**Wood County Planning Commission
February 1, 2005**

The Wood County Planning Commission met in regular session on Tuesday, February 1, 2005 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, Tim Brown, Jim Carter, Chris Ewald, Pat Fitzgerald, Alvie Perkins, Donna Schuerman, and Tom Weidner. Planning Commission staff in attendance were: David Steiner, Kelly Moore, and Cheryl Riffner. In addition to Planning Commission members and staff, 33 guests were present.

Chairman Weidner called the meeting to order. Upon calling the meeting to order, a motion was made by Mr. Carter to approve the January 2005 Planning Commission meeting minutes. Mr. Perkins seconded the motion with Commission members in full support.

New Business:

**REVIEW OF THE WOOD COUNTY PLANNING COMMISSION ACTIVITIES
REPORT FOR JANUARY 2005.**

Mr. Steiner reported preliminary work had begun on the Wood County Comprehensive Land Use Plan. Mr. Steiner stated that the Greenspace work committee held a final meeting with representatives from the Property Rights Coalition and they worked out the final details of the updated Greenspace Regulations. Mr. Steiner reported that a meeting was held with the RLF Committee to discuss and approve requests from the Villages of North Baltimore and Pemberville to use the RLF funds for CDBG eligible activities in the Villages. Mr. Steiner reported an Enterprise Zone agreement for Charter Steel Plant expansion in Perry Township was approved. Mr. Steiner stated a TIRC meeting was scheduled and all reporting forms were mailed out to businesses in Wood County that had an Enterprise Zone agreement in Wood County. Mr. Steiner reported a Floodplain Workshop sponsored by FEMA and The Ohio Department of Natural Resources had been attended by Planning Commission staff and that two floodplain violations were investigated. Mr. Steiner reported that the localized flood events that occurred in Wood County in January were investigated and photo-documented. Mr. Steiner noted that final approval from ODNR was received for the updated floodplain regulations. Mr. Steiner concluded the activities report by reporting that 16 parcel splits and two combinations were completed and that 10 rural addresses were issued.

ZONING – MIDDLETON TOWNSHIP

Kainaj Inc. had submitted a request to rezone approximately 62 acres in the SE ¼ of Section 23, Middleton Township from an A-1 agricultural zoning classification to a R-2 and R-3 residential zoning classification. The purpose of the request was that the applicant wished to construct a residential subdivision on the property.

Mr. Steiner stated the parcel was located in the SE ¼ of Section 23, Middleton Township, on the east side of Hull Prairie Road. Mr. Steiner reported that Five Point

Road was located 620' ft. to the South of the parcel and Roachton Road was approximately three quarters of a mile to the North. Mr. Steiner stated The Saddlebrook and Hull Prairie Meadows Subdivisions were located to the West. Mr. Steiner stated the property was currently zoned A-1 Agricultural. Mr. Steiner reported lands to the North, South, and East were also zoned A-1 Agricultural and that lands to the West were zoned R-3 residential and R-3 Residential PUD. Mr. Steiner stated 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 that the item was heard at the December 2004 Planning Commission Meeting, and was ultimately denied by the Planning Commission due to concerns over density. Mr. Steiner reported the applicants had partially addressed the density issue. Mr. Steiner stated the applicant had requested a R-2 Residential zoning along the perimeter of the property, where it would be most visible to existing residents, and requested the interior of the development be zoned R-3 Residential.

Mr. Steiner stated water service could be obtained from the Hull Prairie Meadows Subdivision, but sanitary sewer service would have to be provided by the City of Perrysburg, and would require an annexation agreement before the sewer service could be utilized. Mr. Steiner reported several letters had been received from concerned residents. Mr. Steiner passed the letters out among Commission members and requested that they review them.

When the item was turned over to Commission members for review and discussion, Mr. Brown questioned what the initial request for rezoning was. Mr. Steiner stated R-3 Residential zoning. When the item was turned over to the audience for discussion, Mr. Phil Richards, Middleton Township Zoning Inspector, expressed concern towards the amount of development that Middleton Township had experienced and also expressed concern about the road conditions in Middleton Township due to the massive development. Mr. Greg Rossler questioned what changes had been made since the January 9th meeting. Mr. Adam Hoff, who represented the developer, stated the only change was to make the perimeter of the development R-2 Residential. Mr. Brown questioned if a recommendation could be made that the developer contribute money towards the improvement of the road. Mr. Allion stated it could be a recommendation. Mr. Hoff stated the developer would not be opposed to this recommendation. Mr. Brown suggested that a meeting be facilitated with Middleton Township officials regarding road improvements. Mrs. Penny Getz, Middleton Township, stated she would like to see the road improvement figure up front. Mr. Brown questioned who enforced this contribution. Mr. Allion stated the agreement should be made with the township. The Planning Commission members and audience expressed many concerns towards the density of the development.

When the item was turned over to the Planning Commission members for a motion, Mr. Ewald made a motion to recommend to Middleton Township that the parcel be zone R-2 Residential zoning. Mr. Brown seconded the motion with a vote of 7 in favor, none opposed, 1 abstention (Pat Fitzgerald), motion carried.

ZONING – MIDDLETON TOWNSHIP

Catherine A. Melims, Trustee, and Blake Stoddard of the Estate of Ruth Dodge submitted a request to rezone approximately 32 acres of land in River Tracts 44 and 45, Middleton Township from an R-1 residential zoning classification to a R-2 residential zoning classification. The purpose of the request was that the applicants wished to construct a residential subdivision of the property. This item was heard at the December 2004 Planning Commission meeting and was recommended for denial. The applicant has re-submitted the request due to new information and commitments that had been established regarding water and sanitary sewer to the site.

Mr. Steiner began his review and reported the property was located in the Western half's of River Tracts 44 and 45 of Middleton Township. Mr. Steiner stated Forst Road bordered the property to the East and the Maumee River forms the Northern Boundary. Mr. Steiner noted 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 stated the property was currently zoned R-1 Residential. Mr. Steiner reported lands to the North and West were zoned R-1 Residential, and lands to the South were zoned A-1 Agricultural. Mr. Steiner stated the Wood County Comprehensive Land Use Plan had designated the area as Residential. Mr. Steiner stated the main issue of the proposal was the availability of utilities, but reported the applicants had letters of commitment from Northwestern Water and Sewer and Miltonville Waterline Association, but there currently were no utilities available.

When the item was turned over to Planning Commission members for review and discussion, Mr. Ewald questioned what had changed since the last request. Mr. Steiner stated they had a better confirmation of utilities. Mr. Fitzgerald questioned if Middleton Township had reviewed the first submission of this request. Mr. Richards stated it was withdrawn. Mr. George Oravec, consulting engineer of the project, stated new information had become available regarding the utility situation. Mr. Fitzgerald made a motion and recommended approval of the request to Middleton Township. Mr. Fitzgerald expanded on his motion by adding the zoning change would be approved and it would be up to Middleton Township to make sure that all utilities are in place before construction was started on the property. Mrs. Schuerman seconded the motion with a vote of 4 in favor and 3 opposed (Chris Ewald, Tony Allion, Alvie Perkins), motion carried.

ZONING – MIDDLETON TOWNSHIP

Rose Farley et. al., submitted a request to rezone 61 acres of land in the southwest ¼ of Section 23, Middleton Township from an A-1 agricultural zoning classification to a R-2 residential PUD zoning classification. The purpose of the request as stated by the applicants was they wished to construct a single-family subdivision on the property.

Mr. Steiner began his review and stated the parcels were located in the SW ¼ of Section 23, Middleton Township. Mr. Steiner stated the parcels were located on the West side of Hull Prairie Road, and the North side of Five Point Road. Mr. Steiner reported Roachton Road and Saddlebrook Subdivision were located approximately 1 mile to the North, and the Hull Prairie Meadows Subdivision was located approximately 1700' feet

to the North. Mr. Steiner reported the parcels were currently zoned A-1 Agricultural and that lands to the North, South, East, and West were also zoned A-1 Agricultural. Mr. Steiner stated the Wood County Comprehensive Land Use Plan had designated the area as a residential area and an expansion area for the City of Perrysburg. Mr. Steiner reported that utilities were available to the North in Hull Prairie Subdivision, and could be extended at the applicant's expense. Mr. Steiner stated no environmental constraints were present and no wetlands or floodplains were associated with the property. Mr. Steiner reported that the Planning Commission heard the same request at the April 2004 Planning Commission Meeting and chose to recommend denial of the request to rezone to R-3 Residential, and recommended that the applicant consider a less dense classification.

Mr. Steiner reported the current request was for a R-2 PUD zoning classification. Mr. Steiner explained a recommendation to Middleton Township for the zoning change and the PUD footprint would be needed. Mr. Steiner stated the PUD footprint covered approximately 61 acres and contained 103 single-family lots. Mr. Steiner stated the lots would have an average lot size of 16,610 square feet, and contained all necessary utilities. Mr. Steiner noted the footprint called for 10.05 acres of deeded open space, and a total of 2.64 acres of additional right of way dedicated along Hull Prairie and Five Point Roads. Mr. Steiner reported the development called for landscaped buffers, easements along adjoining property lines, and contained internal streets with 25' feet of back to back paving. Mr. Steiner recommended the Planning Commission grant preliminary approval or denial to the PUD footprint and grant final approval or denial for the rezoning request.

When the item was turned over to Planning Commission members for review and discussion, Mr. Ewald questioned why there were no stub streets to the West. Mr. Steiner stated established residences were located to the West. Mr. Ewald questioned if there were stub streets to the North. Mr. Steiner stated property had been obtained from Mr. Karnitis, and a stub street would connect North to Hull Prairie Meadows Subdivision. Mr. Carter asked if anyone had noticed the amount of culdesac's in the plan. Mr. Allion agreed with Mr. Carter and suggested that the number of cul-de-sacs be reduced on the preliminary PUD footprint. Mr. Brown stated he was concerned with the lots that had access onto Five Point Road. Mr. Weidner stated there were 5 lots with access onto Five Point Road. Mr. John Farley stated he was against any house having access onto Five Point Road. Mr. Phil Richards stated the 3.445 acres to the located to the North should have been included in the application, but it was not included in the write-up. Mr. Steiner clarified that there were 6 applications to be rezoned, which included the Karnitis property. Members of the audience expressed concerns on the density.

When the item was turned over to the Planning Commission members for a motion, Mr. Don Feller suggested to table or have the item withdrawn so that Mr. Mitchell could comment. Mr. Steiner stated that the item could be withdrawn but not tabled. Mr. Fitzgerald stated he wanted to vote on the preliminary plan and the majority of commission members agreed. Mr. Fitzgerald made a motion and recommend that Middleton Township approve the request to rezone the 60 acres from A-1 Agricultural to R-2 PUD. Mr. Brown seconded the motion and Commission members responded with a vote of 6 in favor, 1 abstention (Chris Ewald), none opposed, motion carried. Mr. Fitzgerald then made a motion to recommend to Middleton Township that the Township deny the PUD footprint. Mr. Perkins seconded the motion and Commission members

responded with a vote of 6 in favor, 1 abstention (Chris Ewald), none opposed, motion carried.

ZONING – PERRYSBURG TOWNSHIP

Penta County Vocational School District submitted a request to rezone approximately 140 acres of land from a PUD-RS and PUD-MX zoning classification to an A-1 Agricultural zoning classification. The applicant requested the rezoning in order to make it less cumbersome to construct an educational facility on the property.

Miss Moore began her review and stated the parcels were located in Section 27 of Perrysburg Township. Miss Moore stated that Buck Road bordered to the North, Bates Road bordered the property to the West, Lime City Road bordered to the East, and State Route 75 bordered the property to the Southeast. Miss Moore noted that the City of Rossford was located directly to the North and East. Miss Moore reported that the property was currently zoned PUD-RS and PUD-MX respectively. Miss Moore stated that lands to the North were located in the City of Rossford and zoned Agricultural, lands to the South were primarily zoned Agricultural, lands to the East were zoned C-2 Community Business District, R-1 Residential, and Agricultural, and that lands to the West were zoned R-1 Residential. Miss Moore reported there were no environmental constraints on the property and the Wood County Comprehensive Land Use Plan had designated the area as Residential and an expansion area to the City of Rossford. Miss Moore stated that Penta County Vocational School District wanted to rezone the property in order to construct an educational facility on the property.

When the item was turned over to commission members for review and discussion, Mr. Ewald made a motion to recommend to Perrysburg Township that the Township approve the request to rezone the property from PUD-RS and PUD-MX to A-1 Agricultural. Mr. Carter seconded the motion with commission members in full support.

ZONING – WASHINGTON TOWNSHIP

Donald A. Miller resubmitted a request to rezone 11.903 acres of land in the Southeast quarter of Section 19, Washington Township from an A-1 Agricultural zoning classification to a R-1 Residential zoning classification.

Miss Moore began her review and stated that the item had been heard by Commission members at the November 2004 Planning Commission Meeting and was granted approval. Miss Moore stated the item had been resubmitted due to a procedural error. Miss Moore stated that the property was located along West River Road at the Southeast quarter of Section 19, Washington Township. Miss Moore reported that the Maumee River bordered the property to the North, Cross Creek Road was located to the Southwest, Middleton Pike was located to the East, and Middleton Township was located to the East.

Miss Moore reported that the property was currently zoned Agricultural. Miss Moore stated that land to the West were zoned R-1 Residential, lands to the South and East were zoned Agricultural, and that lands to the East of the property, in Middleton Township were zoned R-2 Suburban Residential. Miss Moore stated the Wood County

Comprehensive Land Use Plan had designated the area as agricultural. Miss Moore stated that water and sanitary sewer were unavailable to the property.

When the item was turned over to Commission members for review, Mr. Weidner questioned what the procedural error was. Mr. Steiner stated it was an error on behalf of Washington Township. Mr. Carter made a motion to recommend to Washington Township that the township approve the request to rezone the property from A-1 Agricultural to R-1 Residential. Mr. Fitzgerald seconded the motion with commission members in full support.

ZONING – WASHINGTON TOWNSHIP

The Washington Township Trustees submitted a series of amendments to the current Washington Township Zoning Resolution. The amendments consisted mainly of corrections that corrected references to other parts of the resolution, as well as some changes to the ponds and procedural sections of the resolution.

Mr. Steiner began his review and stated that the Washington Township Trustees and Zoning Commission had submitted the amendments in attempt to correct several mistakes to the current Zoning Resolution. Mr. Steiner reported the amendments would correct confusing sections of the resolution and add more Township authority over drainage issues caused when new ponds were constructed. Mr. Steiner stated some minor changes were also done to the Administration portion of the resolution, specifically procedures of the Zoning Commission.

When the item was turned over to Commission members for review and discussion, Mr. Ewald made a motion to recommend to Washington Township that the Township approve the proposed amendments to the Washington Township Zoning Resolution. Mr. Carter seconded the motion with Commission members in full support.

Director's Time

Mr. Steiner reported that the Open Space Committee had met and a final copy of the Open Space Regulations had been completed. Mr. Steiner stated that he wanted to receive approval of the Commission members. Mr. Brown stated the involvement of the Property Rights Coalition was helpful. Ms. Patty Reynolds, Property Rights Coalition, stated she enjoyed working with Wood County and would be interested in sponsoring an Educational Workshop. Mr. Ewald questioned if a utility easement would be considered open space. Mr. Steiner stated it could and it would need to be clarified in the open space regulations. Mr. Fitzgerald made a motion to approve the Wood County Open Space Regulations. Mr. Perkins seconded the motion with Commission members in full support.

There being no further discussion, the meeting stood adjourned with a motion from Mr. Fitzgerald. Mr. Perkins seconded the motion with Commission members in full support.