

**Wood County Planning Commission  
February 7, 2006**

The Wood County Planning Commission met in regular session on Tuesday, February 7, 2006 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, Tim Brown, Jim Carter, Patrick Fitzgerald, Ray Huber, Richard Kohring, Alvie Perkins, and Tom Weidner. Planning Commission staff in attendance was: David Steiner, Kelly Moore, and Cheryl Riffner. In addition to Planning Commission members and staff, 26 guests were present.

Chairman Weidner called the meeting to order. Upon calling the meeting to order, Mr. Perkins made a motion to approve the January 2006 Planning Commission meeting minutes. Mr. Carter seconded the motion with Commission members in full support.

**New Business:**

**REVIEW OF ACTIVITIES REPORT – JANUARY 2006**

Mr. Steiner reported that a meeting was held with Poggemeyer Design Group to discuss the Wood County Comprehensive Land Use Plan Update and reported that the strategy of the update was outlined, a kick-off meeting was set, the press release was drafted, and a steering committee was formed. Mr. Steiner reported that research had begun for the update of the Wood County Subdivision Rules and Regulations. Mr. Steiner stated that a preconstruction meeting was held for the FY04 City of Northwood Fire Hall improvement project and noted that the project was in the final stages of completion. Mr. Steiner reported that he met with the Village of North Baltimore officials regarding the demolition of the Gonzales building in the Village of North Baltimore. Mr. Steiner stated the 2005 Annual TIRC meeting was scheduled for March 15, 2006 and reported that the 2005 TIRC reporting forms were mailed to all companies that had an active Enterprise Zone and/or CRA agreement with Wood County. Mr. Steiner stated that a Revolving Loan Fund request was approved for Pull Tarps in North Baltimore. Mr. Steiner stated that a possible floodplain violation was investigated and reported that floodplain information was provided to residents in Lake Township and the Village of Walbridge. Mr. Steiner stated the Bi-Annual TMACOG Summit was attended and reported that 15 parcel splits and four combinations were completed, and reported that ten rural location addresses were issued.

**ZONING - PERRYSBURG TOWNSHIP**

David Polzin (Trustee) and Gary and Nancy Haas re-submitted a request to rezone approximately 31 acres of land in Sections 33 and 34 of Perrysburg Township from an A-1 Agricultural and R-2 Residential zoning classification to a PUD-RS zoning classification. The applicants also submitted a corresponding PUD footprint for the property. The purpose of the request was that the applicants wished to develop the property into an adult independent living community that would contain 165 individual living units that were to be distributed throughout the property in the form of two, three,

four, and multi-family buildings. The item was reviewed at the January 2006 Planning Commission meeting, and was subsequently recommended for denial. Applicants re-submitted the plan with a more detailed drawing and a proposed emergency access to the development from Wyandot Place.

Mr. Steiner began his review and stated that the property was located in the southern halves of Section 33 and 34 of Perrysburg Township. Mr. Steiner stated the property was located on the east side of Simmons Road, approximately 450' feet north of State Route 795, one quarter of a mile east of White Road, and approximately one half mile south of Mandell Road. Mr. Steiner stated the property was currently zoned R-2 Residential and A-1 Agricultural. Mr. Steiner stated that lands to the north, south, east, and west of the property in Section 33 were zoned R-2 Residential and in Section 34 were zoned A-1 Agricultural. Mr. Steiner stated land use in the area was predominately medium density residential and reported that the Wood County Comprehensive Land Use Plan identified the area as a residential and an expansion area for the City of Perrysburg. Mr. Steiner reported a portion of the Regulatory Floodway of Grassy Creek ran through the property.

Mr. Steiner noted that the Planning Commission heard the same request at the January 2006 Planning Commission meeting and recommended that Perrysburg Township deny the PUD footprint. Mr. Steiner reported that Planning Commission members expressed concerns regarding the lack of detail on the PUD Footprint drawings that were submitted for review and towards potentially insufficient access to the PUD Footprint. Mr. Steiner stated that a more detailed footprint was submitted but expressed concern with several areas that included the access to the development, proposed density in regards to access, and overall safety of the proposed footprint.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Leonard Michaels, CIW Engineering, stated that emergency access was obtained through Wyandot Place with a locked gate and reported that the development was in compliance with the fire code. Mr. Huber questioned if the emergency personnel agreed to a locked gate into Wyandot Place. Mr. Michaels stated that the gate was discussed with the fire department and reported that they would have access available to them. Mr. Huber questioned if the floodplain boundaries were determined. Mr. Michaels stated that the floodplain was surveyed and the boundaries were determined. Mr. Michaels reported that the floodplain would not be infringed. Mr. Steiner stated the roadway culvert plans would need to be submitted to the Planning Commission Office since they were in the regulatory floodway. Mr. Brown questioned the depth of the wet detention pond. Mr. Michaels stated the pond would be 11'-12' feet deep. Mr. Perkins stated that he would like to see the water features protected from someone falling in. Mr. Kohring stated that he would like to see a fence or vegetation surrounding all water features. Mr. Kohring stated that he would like to see the emergency access with 29' ft. of roadway as opposed to 20' ft., and stated that he would like to see the access open at all times. Mr. Michaels stated that Poggemeyer Design Group was hired to complete a traffic study. Mr. Huber questioned if the road would be private and asked if the roadways were designed to county standards for dedication purposes. Mr. Huber questioned if there would be a home-owners association and questioned who would maintain the drainage. Mr. Michaels stated there would be a homeowners association. Mr. Fitzgerald questioned if each unit had their own parking.

Mr. Michaels stated that all units had garages and outside parking. Mr. Jim Bennett, Simmons Road, expressed concerns towards the amount of cars that would be accessing the development from Simmons Road and expressed concern towards the way the traffic study was performed. Mr. Bennett also stated the access to Wyandot Place should be accessible to residents at all times. Mr. Brown stated that access was a condition from the January 2006 Planning Commission meeting. Mr. Fitzgerald stated that he would like to see additional parking with each unit and questioned what it would take to change the proposed end use for the development. Mr. Michaels stated it would result in a major change and new footprint. Mr. Don Smith, Thompson Road, stated that the development contained approximately 5 units per acre and stated that the Perrysburg Township Zoning Resolution only allowed 4 units per acre. Mr. Rick Thielan, City of Perrysburg Zoning Administrator, stated that the development needed to clear the City of Perrysburg Planning process since they would be obtaining utilities from the City of Perrysburg.

When the item was turned over to the Planning Commission members for a motion, Mr. Kohring made a motion to recommend to Perrysburg Township that the Township approve the request to rezone the underlying 31 acres from an A-1 Agricultural and R-2 Residential zoning classification to a PUD-RS zoning classification. Mr. Brown seconded the motion and Commission members responded with a vote of 6 in favor, none opposed, and one abstention (Mr. Huber), motion carried. Mr. Kohring made a motion to recommend to Perrysburg Township that the Township grant preliminary approval to the corresponding footprint with the following conditions/suggestions; 1) A 29' ft. fully paved and open access road be constructed to empty out onto Wyandot Place, 2) Install appropriate landscaping to prevent accidental entrance to the proposed pond, 3) 60' ft. right-of-way be placed along all interior roads, 4) Adjust the overall density to 4 units per acre, and 5) Provide additional parking areas for the living units. Mr. Brown seconded the motion and Commission members responded with a vote of 6 in favor, none opposed, and one abstention (Mr. Huber), motion carried.

## **ZONING – PERRYSBURG TOWNSHIP**

Mary Cranker and Atwell-Hicks submitted a PUD footprint for a new Wal-Mart Supercenter which contained 35 acres. The underlying property was previously zoned PUD-MX and only required a footprint to be submitted, not a complete zoning change.

Mr. Steiner began his review and discussion and stated that the property was located on the north side of State Route 20 (Fremont Pike), in Road Tracts 2 and 3, Perrysburg Township. Mr. Steiner stated the property was located directly west of the Crossroads of America Shopping Center in the City of Rossford and directly north of the Perrysburg Market Center Development. Mr. Steiner stated that Simmons Road bordered the property to the east and Oakmont Subdivision was located to the southwest of the parcel. Mr. Steiner stated the property was currently zoned PUD-MX and reported that land in the southeast corner of the property, which contained the applicants home, were to remain zoned A-1 Agricultural. Mr. Steiner stated that lands to the south were zoned C-2 Commercial, lands to the west were zoned R-5 Residential and C-2 Commercial along Fremont Pike, lands to the north were zoned A-1 Agriculture, and lands to the east, located in the City of Rossford were zoned Commercial. Mr. Steiner stated the property would be subject to Perrysburg Townships Route 20 Overlay Zoning District and

reported that the Wood County Comprehensive Land Use Plan had designated the property as a Commercial area.

Mr. Steiner reported the proposed end use was for a Wal-Mart Supercenter that would utilize 35 acres. Mr. Steiner reported that the store would contain approximately 217,000 sq. feet of area, contain a total of 1,013 parking spaces and contain 25,676 sq. feet of landscaped area. Mr. Steiner stated that improvements included public water and sewer, a storm sewer system with an on-site detention pond, a boulevard entrance off State Route 20 that would run to Simmons Road and contain back to back paving with approximately 90 feet of right-of-way, landscaping and screening, truck turn around areas, and a proposed traffic signal at the Route 20 entrance. Mr. Steiner reported deficiencies and trouble areas that included the low probability of ODOT allowing a traffic signal at Route 20 and the main access road for the store, the lack of information regarding the possible end uses of the two unused out lots at the front of the development, and the inclusion of a traffic count and/or study to determine the amount of traffic this use may generate.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Fitzgerald questioned if the approval was based strictly on a Wal-Mart store. Mr. Steiner stated the review could be based on any store and noted that if the footprint were to change, then the applicant would have to come back to the Planning Commission for approval. Mr. Steiner stated that the Wal-Mart was the proposed end use in this situation. Mr. Fitzgerald questioned the number of parking spots. Mr. Steiner stated 1,013 parking spots. Mr. Rick Thielan, City of Perrysburg Zoning Administrator, stated that several agreements were entered into with Wal-Mart. Mr. Brown questioned if screening would be required to the west. Mr. Steiner stated that was an area of concern. Mr. Brown questioned if they could make design recommendations to Perrysburg Township. Mr. Steiner stated that they could make recommendations. Mr. Brown stated the access should be right in and right out only onto State Route 20. Mr. Steiner stated that Perrysburg Township would have the final say in the design. Mr. Kohring stated that the developer should be responsible for the upgrade of Simmons Road from State Route 20 north to Diemling Road. Mr. Huber stated that he would abstain from the motion because conversation between the Wood County Engineers Office and the developer was not complete. Mr. Allion questioned if the detention pond was wet or dry. Mr. Steiner stated that it was wet. Mr. Kohring suggested that the detention pond be fenced.

When the item was turned over to the audience for review and discussion, Mr. Bruce Jeffers, Bowling Green, questioned if anyone had considered the economic impact that Wal-Mart would have on the community. Mr. Weidner stated the Planning Commission was not the place to address that issue. Mr. Don Smith, Thompson Road stated that a detention pond was dry and a retention pond was wet. Mr. Bob Witt, City of Northwood, expressed concern towards the buffering to the west along the Heartland Nursing Home. Mr. Kohring stated that he would like to see the lighting addressed. Mr. Witt questioned if the proposed roadway would be private or public. Mr. Steiner stated the drive would be installed by the developer and would be turned over to Perrysburg Township for maintenance. Mr. John Hadratowski, Atwell-Hicks, stated that it would be a public roadway.

When the item was turned over to the Planning Commission members for a motion, Mr. Brown made a motion to recommend to Perrysburg Township that the Township grant preliminary approval to the PUD footprint with the following suggestions/conditions: 1) Developers be responsible for the upgrade of Simmons Road from Route 20 north to Diemling Road, 2) The wet retention pond in the rear of the store be fenced, 3) All lighting be directed downward, and all requirements regarding light pollution be strictly adhered to, 4) Strongly consider the possibility of constructing a right in – right out entrance along State Route 20, 5) Proper screening be provided along the western and northern property lines, and 6) A traffic study be conducted per ODOT’s guidelines. Mr. Kohring seconded the motion and Commission members responded with a vote of 6 in favor, none opposed, and one abstention (Mr. Huber), motion carried.

### **ZONING – PERRYSBURG TOWNSHIP**

Louisville Title (Trustee) and McCue Homes LLC submitted a major amendment to a pre-approved PUD Footprint entitled “Hamlet Green” in River Tract 71 of Perrysburg Township. The original PUD Footprint was approved in 1993 and the applicants had redesigned the footprint to the point where it constituted a major amendment that needed to be reviewed by the Planning Commission. The footprint covered approximately 1.75 acres and contained one condominium building with four living units.

Mr. Steiner began his review and discussion and stated that the property was located in River Tract 71 of Perrysburg Township on the south side of River Road, east of Ford Road, directly across from Duxbury Lane, and west of the Hamlet Commons. Mr. Steiner stated the property was currently zoned PUD-RS and reported that lands to the north were zoned PUD-RS and R-1 Residential, lands directly to the south were zoned C-1 Commercial, lands to the west were R-1 Residential, and lands to the east were zoned R-2 Residential. Mr. Steiner stated that the Wood County Comprehensive Land Use Plan had designated the area as residential and noted that there were no environmental constraints on the property and all utilities were available.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Carter questioned if the road was private or public. Mr. Steiner stated it would be a private roadway and would require roadway improvements in order to become public. Mr. Walt Opaczewski stated it would be a private roadway. Mr. Allion questioned if Perrysburg Township allowed a public driveway within the 70’ ft. state highway setback. Mr. Huber recommended that the drainage issue be addressed.

When the item was turned over to the Planning Commission members for a motion, Mr. Carter made a motion to recommend to Perrysburg Township that the Township grant preliminary approval to the PUD footprint with the following suggestions/conditions: 1) Developers ensure that proper drainage is provided for on the development, 2) The issue of the proposed living unit being located within the 70’ ft. right-of-way of State Route 65 (River Road) be issued. Mr. Kohring seconded the motion with Commission members in full support.

## **ZONING – CENTER TOWNSHIP**

An application was submitted by the Center Township Trustees to add a supplemental overlay zoning district along State Route 25 to the Center Township Zoning Resolution. The overlay zone is the end result of a two year process initiated by the Planning Commission at the suggestion of Center, Middleton, and Plain Townships. The Overlay Zone is designed to give Center Township additional design authority for commercial and industrial uses that wish to be located along State Route 25 in Center Township. Some of the proposed regulations involve new access management provisions, landscaping and screening provisions, and building setback regulations.

Mr. Steiner began his review and discussion and stated that he was happy to see this item on the agenda. Mr. Steiner stated that the Route 25 Overlay Zoning District boundaries included those parcels with frontage along the State Route 25 right-of-way to a depth of 1,000' ft. from the centerline within Center Township. Mr. Steiner stated that the Route 25 Overlay District was geared towards the portions of Center, Plain, and Middleton Townships in Wood County where State Route 25 (North Dixie Highway) was located. Mr. Steiner stated the Route 25 Overlay District would allow townships to regulate areas such as access, signage, maximum building height, setbacks, lot frontage, landscaping and architectural standards. Mr. Steiner stated that areas that may not be regulated within an overlay zone included agricultural uses, any actions or regulations that are prohibited through the Ohio Revised Code, and single family uses. Mr. Steiner stated that goal of the overlay zone was to control development along the Route 25 corridor between Bowling Green and the City of Perrysburg.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Brown questioned if Middleton and Plain Townships were going to get involved. Mr. Steiner stated that Middleton Township had shown a strong interest. Mr. Brown made a motion to recommend to Center Township that the Township approve and adopt the Route 25 Overlay Zoning District. Mr. Perkins seconded the motion with Commission members in full support.

### **Director's Time**

Mr. Steiner stated that a press release for the Comprehensive Land Use Plan Update was included in the handouts. Mr. Steiner reported that Planning Commission members were encouraged to attend the kick-off meeting for the Comprehensive Land Use Plan Update that would be held on February 22, 2006 at 7:00 p.m. Mr. Steiner reported that he included an article entitled "Impact Fees for Ohio Townships?" by Representative Jon Peterson in the handouts. Mr. Steiner stated that the article related to charging impact fees to developers. Mr. Huber stated that the County Engineers Association would be handling issues regarding Large Dairy Farms. Mr. Steiner questioned if the meeting times needed to be changed due to the court security issue. Mr. Brown stated that the meeting times were not an issue. Mr. Steiner stated that the next meeting would be held March 7, 2006 at 7:00 p.m. There being no further business, the meeting stood adjourned with a motion from Mr. Allion. Mr. Perkins seconded the motion with Commission members in full support.