

**Wood County Planning Commission
January 4, 2005**

The Wood County Planning Commission met in regular session on Tuesday, January 4, 2005 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, Tim Brown, Jim Carter, Ray Huber, Richard Kohring, and Alvie Perkins. Planning Commission staff in attendance was: David Steiner, Kelly Moore, and Cheryl Riffner. In addition to Planning Commission members and staff, 3 guests were present.

Chairman Kohring called the meeting to order. Upon calling the meeting to order, a motion was made by Mr. Carter to approve the December 2004 Planning Commission meeting minutes. Mr. Huber seconded the motion with Commission members in full support.

New Business:

**REVIEW OF THE WOOD COUNTY PLANNING COMMISSION ACTIVITIES
REPORT FOR NOVEMBER AND DECEMBER 2004.**

Mr. Steiner began his review and reported Miss Moore and himself had attended the Northwest Ohio Planning Organizations Annual land use planning workshop. Mr. Steiner reported he had given a presentation to students in the Bowling Green State University's Environmental Science Program regarding careers and trends in the land use and planning field. Mr. Steiner stated Miss Moore and himself had attended and presented information to Township Zoning Officials at a workshop sponsored by the Wood County Prosecutor's Office. Mr. Steiner stated the 2005 Community Housing Improvement Strategy (CHIS) was completed and submitted to the Ohio Department of Development for necessary review. Mr. Steiner stated several Enterprise Zone requests were received and approved in Perry Township and the City of Bowling Green. Mr. Steiner reported that coordination continued with the Ohio Department of Natural Resources regarding Wood County's updated floodplain regulations. Mr. Steiner stated 34 parcel splits and seven parcel combinations were completed totaling approximately 600 acres. Mr. Steiner reported that 22 rural location addresses were issued and 124 lots in River Bend Lakes Subdivision were issued addresses.

SUBDIVISION – LAKE TOWNSHIP

The Dold Development Company had submitted a final plat of "Freedom Estates" for review and approval. The proposed residential subdivision covered approximately 26 acres and contained 30 single-family lots.

Mr. Steiner began his review and discussion and stated the plat was granted preliminary approval at the January 2004 Planning Commission Meeting. Mr. Steiner stated the proposed residential subdivision was located on the east side of Bradner Road in Section 12 of Lake Township. Mr. Steiner stated the development was approximately 600' ft. South of Walbridge Road, 800' ft. North of State Route 51, and one mile West of

Fostoria Road. Mr. Steiner stated the property was currently zoned R-2 Residential. Mr. Steiner reported lands to the North and South were zoned R-1 Residential. Mr. Steiner stated lands to the West were zoned R-2 residential, and lands to the East were zoned B-1 Neighborhood Business. Mr. Steiner reported there were no environmental constraints on the property and the Wood County Comprehensive land use plan had designated the area as being part of a residential area and an expansion area for the City of Northwood.

Mr. Steiner reported the Wood County Planning Commission had reviewed and approved a request to rezone the property from an R-1 Residential to a R-2 Residential zoning classification at the October 2003 Planning Commission Meeting. Mr. Steiner reported that when the request was reviewed by Lake Township, the Lake Township Trustees chose to deny the request. Mr. Steiner stated the plat was then engineered and designed to accommodate the requirements of an R-1 Residential zoning classification. Mr. Steiner stated that plat was denied due to numerous plat errors and the absence of essential plat information at the December 2003 Planning Commission Meeting.

Mr. Steiner stated the plat that had been submitted was a redesigned plat that intended to address all prior noted deficiencies. Mr. Steiner stated the proposed plat contained 30 single-family lots on approximately 26 acres of land. Mr. Steiner stated proposed improvements included: 25' ft. pavement with back to back curbs, sanitary and storm sewers, waterlines, gas lines, electric and cable utilities, 73,319 square feet or approximately 1.6 acres of open space, a dry detention basin, and temporary turn around/stub streets at the plat's southern border.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Huber questioned if a turnaround was required on the stub street. Mr. Steiner reported a turnaround was required and it would be on the construction details. Mr. Perkins made a motion to approve the final plat of "Freedom Estates". Mr. Allion seconded the motion with commission members in full support.

ZONING – TROY TOWNSHIP

The Troy Township Trustees submitted an amendment to the current Troy Township Zoning Resolution. This amendment placed additional slope and setback provisions on ponds that were created as a result of excavation of material for highway construction purposes.

Mr. Steiner began his review and discussion and stated the purpose of Troy Township enacting this amendment was a result of the impending construction project that would occur at the Pemberville Road and Route 20 intersection in Troy Township. Mr. Steiner reported it was likely that several borrow pits would result from the construction project. Mr. Steiner stated the Township wanted to ensure that all borrow pits were regulated in such a way to minimize impact to the Township and to maximize safety.

When the item was turned over the Planning Commission members for review and discussion, Mr. Carter made a motion to approve the proposed amendments to the Troy Township Zoning Resolution. Mr. Brown seconded the motion with commission members in full support.

Chairman's Time

Mr. Kohring stated that a nomination committee meeting was held. Mr. Kohring reported the nomination committee had nominated Mr. Weidner as Chairman, Mr. Ewald as Vice-Chairman, and Mrs. Schuerman as Secretary. Mr. Brown made a motion to elect positions as suggested by the nomination committee. Mr. Perkins seconded the motion with commission members in full support.

Director's Time

Mr. Steiner stated he had devised a list of goals and projects for 2005. Mr. Steiner reported the list included: 1) Update of the current comprehensive plan, 2) Final approval and adoption of new floodplain regulations, 3) Final approval and adoption of new open space and green space provisions into the Subdivision Rules and Regulations, 4) Formation of a work committee to study boulevard entrances and roadway design in residential subdivisions, 5) Final action – conclusion of State Route 25 Overlay Zoning District, and 6) Panel presentation on Conservation PUD's.

Mr. Steiner reported he would put together a presentation that would discuss the benefits of a conservation style subdivision. Mr. Steiner stated the Planning director of Delaware County and Poggemeyer Design Group would be invited. Mr. Steiner reported the meeting would be scheduled and that Township officials would be invited.