



**WOOD COUNTY PLANNING COMMISSION
AGENDA**

January 8, 2013

5:30PM

The Wood County Planning Commission will meet in regular session on Tuesday, January 8, 2013 at the County Office Building in Bowling Green, Ohio. The time of this meeting is 5:30pm. A suggested agenda follows:

OLD BUSINESS

MIDDLETON TOWNSHIP – SUBDIVISION

At the November 2012 Planning Commission meeting a variance request from the Wood County Subdivision Rules and Regulations was requested from a Matt and Rachel Lotycz to exceed the 3 to 1 depth requirement for a lot split on an 8.67 acre parcel of land in Middleton Township. At this meeting, the Wood County Engineer made a motion to table the item until such a time that the issue of right of way, specifically, right of way to a public road was researched for this parcel.

This research has been done and the Engineer's Office has concluded that the applicants do have the right of way needed to split this parcel along Hull Prairie Road. Given this, the Planning Commission will now need to officially approve or deny the variance request.

WASHINGTON TOWNSHIP – SUBDIVISION

A letter addressed to the Wood County Planning Commission Director from William Moll, Engineer, regarding the preliminary plat of Williamsburg on the River 5th, 6th, 7th, and 8th Extensions will be reviewed. This letter is in response to the preliminary plat of Williamsburg On the River that was denied by the Planning Commission at the December 4th, 2012 Planning Commission meeting.

NEW BUSINESS

Approval of the December 2012 Planning Commission Meeting Minutes

WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT

Staff activities for November and December 2012 will be reviewed.

AMENDMENT - SUBDIVISION RULES AND REGULATIONS

An amendment to the current Wood County Subdivision Rules and Regulations regarding storm water detention – retention ponds and basins will be presented for Planning Commission review and approval. Specifically, this is language that requires that all new storm water detention and retention ponds and basins shall be designed and constructed so that they can accommodate a 100 year storm event.

HENRY TOWNSHIP – SUBDIVISION – RIGHT OF WAY DEDICATION PLAT

The Wood County Engineer's Office and Wilmar Holdings have submitted a final right of way dedication plat for a portion of Potter Road in Section 31 of Henry Township. This plat is being submitted in order to dedicate additional right of way along Potter Road to accommodate Wilmar Holding's new operation that is being located in Section 31 of Henry Township at the southwest corner of Potter Road and State Route 18 in Henry Township.

CHAIRMAN'S TIME

Nomination of Officers for 2013 Board

DIRECTOR'S TIME

Update on hiring for Planner's Position
2013 Meeting Schedule

ADJOURNMENT

Please make plans to attend!

OLD BUSINESS ITEM #1 - MIDDLETON TOWNSHIP – SUBDIVISION

Applicants

Matt and Rachel Lotycz

10372 Cliffwood Road
Perrysburg, OH 43551

Proposal

Applicants own an 8.67 acre parcel of land in Middleton Township and have indicated that they would like to split the property into three (3) parcels. Per the Wood County Subdivision Rules and Regulations, "A lot shall not have an average depth which is more than three (3) times its average width, nor shall it have a depth of less than one hundred twenty (120) feet." The applicants are requesting a variance allowing two (2) lots to exceed the 3:1 depth to width ratio. This was reviewed at the November 2012 Planning Commission meeting and was voted to be tabled until all questions of right of way and access could be answered by the Wood County Engineer's Office. This has been done and the Engineer's Office is satisfied that there is sufficient right of way to access the parcel.

Location

The property is located within the southwest quarter (¼) of Section 23 of Middleton Township. More specifically, the property is located at the northwest corner of the intersection of Five Point Road and Hull Prairie Road. Roachton Road is located approximately one mile to the north, Reitz Road is located approximately one mile to the south, Fort Meigs Road is located approximately one mile to the east, and State Route 65 (River Road) is located approximately one and one half miles to the west.

Land Use and Zoning

The property in question and surrounding lands are zoned Agricultural. Lands to the north and west of the property, including Hull Prairie Meadows, Saddlebrook, and Riverbend Lakes developments, are zoned R-3 Residential and R-3 Planned Unit Development (PUD). The City of Perrysburg is located approximately 700 feet to the north of the property and approximately three quarters of a mile to the east of the property. Lands within the City of Perrysburg are zoned R-3 and R-4 Single Family Residential. The Wood County Land Use Plan has designated the property as an Urban/Small Town Expansion Area. Public water is available along the east side of Hull Prairie Road and the north side of Five Point Road but it is unknown if or when sanitary sewers will be available. There are no floodplains or wetlands associated with the property.

Attachments

- A. Location Map
- B. Proposal Sketch

Staff Analysis

The Wood County Subdivision Rules and Regulations state "A lot shall not have an average depth which is more than three (3) times its average width, nor shall it have a depth of less than one hundred twenty (120) feet." As an example, a lot that is less than five acres with a total frontage of 100 feet cannot exceed 300 feet in depth. This provision is in place to help prevent the creation of excessively long and narrow lots that are commonly referred to as "bowling alley" lots. In order to exceed this limitation, a property owner must either split a lot that is greater than five acres in size or request a variance from the Wood County Subdivision Rules and Regulations.

For this particular request, the applicants own approximately 8.67 acres of land that they would like to split into 3 lots. The applicant would like to split two lots off of Five Point Road and one lot off of Hull Prairie Road. The lots fronting on Five Point Road would be approximately 198 feet wide and 667 feet deep; exceeding the 3:1 ratio by approximately 73 feet.

The property is currently zoned Agricultural and land use in the area is a mixture of low to high density single family residential. The majority of single family properties along Five Point Road are similar in size and shape to what is being proposed. Public water is available to the property and the applicant has indicated that septic systems would be compatible with the proposed lots.

Staff Recommendation

Based on the existing land use in the area, and the decision/opinion of the Engineer's Office that the right of way issue is resolved, it is the opinion of the Wood County Planning Commission staff that the Planning Commission members should grant this variance request.

OLD BUSINESS ITEM # 2 - WASHINGTON TOWNSHIP – SUBDIVISION

A letter dated December 13th, 2012 from William Moll to the Wood County Planning Commission Director is the focus of this item. In this letter (a copy of which along with the Director's response letter is attached), Mr. Moll states his concerns that the Director did not correctly present information regarding the preliminary plat.

Upon reviewing these concerns, the Director has concluded that he did base his recommendations for the plat on land use, specifically, the land use the Comprehensive Land Use Plan lists for the area where the plat is located. This was/is incorrect. The time to question the land use would have been when the R-2 Zoning was assigned to the area. This has already occurred and the preliminary plat did meet the township's zoning requirements under the R-2 Residential zoning classification.

The Director also lumped his land use concerns with the plat errors which was also incorrect. In regards to items where the plat did not meet the platting requirements set forth in the Subdivision Regulations, the only error was the mislabeling of the one open space lot.

What should have occurred is that only the zoning and platting requirements should have been used in developing a recommendation to the Planning Commission. As stated above, the land use concerns such as density and the possible incompatibility of the proposed end use with what the Comprehensive Plan has the area slated for should not have been used as factors in formulating opinions.

This was an error on the part of the Director. It was not done intentionally nor was there any underlying reason for the mistake. A plat from the preliminary stages has not been reviewed by the Director since approximately 2006, so the familiarity with the review process from the preliminary stage onwards wasn't there.

The engineer was sent a response letter with the notice that any resubmitted plat would be reviewed using the platting requirements set forth in the Subdivision Regulations, and the zoning requirements set forth in the Washington Township Zoning Resolution.

Attachments

- C. Letter to Director
- D. Director's Response Letter

NEW BUSINESS:

ITEM #1 – SUBDIVISION RULES AND REGULATIONS AMENDMENT

Applicant

Wood County Planning Commission

One Courthouse Square
Bowling Green, OH 43402

Proposal

The Wood County Planning Commission Office has drafted language to be inserted into the existing Wood County Subdivision Rules and Regulations that requires all storm water retention and detention ponds and basins be designed to accommodate a 100 year storm event.

Attachment

E. Sample Language

Staff Analysis

This item is being introduced in order to ensure that all new storm water detention and retention facilities being constructed in subdivisions that are required to adhere to the Wood County Subdivision Rules and Regulations be built to accommodate a 100 year storm event as opposed to a 25 year storm event as is currently required in the regulations.

This decision was prompted by the increased amount of storm water run off and instances of localized flooding after heavy storm events in Wood County. By requiring all new storm water retention and detention facilities be built to accommodate a 100 year storm event, the chances of storm water runoff and localized flooding occurring after a heavy storm event are reduced. Additionally, the requirement that storm water retention and detention facilities be designed to accommodate 100 year storm events is a standard requirement in other area Counties and Municipalities.

Administratively, this item is to be considered an amendment to the current Wood County Subdivision Rules and Regulations. If the Planning Commission votes to approve this amendment, it will then go through a prescribed public hearing process complete with publication and set hearing dates.

Staff Recommendation

This item has been written into the updated version of the Wood County Subdivision Rules and Regulations, however these updated regulations are still a long way off from becoming official, so rather than wait for the new regulations, it makes sense to add this item to the current regulations so that it can start being enforced sooner rather than later.

Given the fact that storm water run off and the problems associated with it are only going to continue to get worse, it makes sense to tighten up any existing storm water detention and retention regulations that can be tightened up. With that, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission approve this amendment.

ITEM # 2 – SUBDIVISION – RIGHT OF WAY DEDICATION PLAT HENRY TOWNSHIP

Applicant

Wilmar Holdings LLC

1100 E Main Cross Street
Findlay, OH 45840

Loubub Co. LLC

4382 W Township Road 90
New Riegel, OH 44853

Premier Farm Properties LLC

P.O. Box 3009
Champaign, IL 61826

Donald A. Baker, Trustee

7914 Township Road 21
McComb, OH 45858

Proposal

Applicants have submitted a final road right of way dedication plat entitled “Road Dedication Plat of Potter Road (T-44)” for final review and approval. The plat consists solely of right of way being dedicated and established along the west side of Potter Road in Section 31 of Henry Township. The purpose of the plat is to widen the existing width of Potter Road to better manage the development that is slated to occur on land adjacent to the additional right of way.

Location

The plat consists of 105 feet of right of way on the west side of Potter Road beginning at the southwest corner of Potter Road and State Route 18 and running southerly a distance of 2044.79 feet. The new plat/right of way is also located in Section 31 of Henry Township.

Land Use and Zoning

Land to the west of the plat is zoned “I” Industrial and A-1 Agricultural. Lands to the north are owned by CSX and are zoned A-1 Agricultural. Lands to the east and south are also zoned A-1 Agricultural. Land use in the area is still agricultural, however there are industrial land uses occurring to the north of the plat at the CSX site and the land immediately west of the proposed plat is slated for industrial development. All utilities are available to the site and the Wood County Land Use Plan has designated the area where the proposed plat is located as being in an employment opportunity corridor and a key corridor. Lastly, there are no floodplains or wetlands associated with this site.

Attachments

- F. Location Map
- G. Plat Map

Staff Analysis

This item is being submitted in order to dedicate additional road right of way along Potter Road so that the road can be widened. As most are aware, this area of the County is likely to face increased development due to the location of the CSX Intermodal Facility. Many of the existing roads in this region of the County are currently undersized and are not likely be able to handle the increased traffic and loads that development will bring. Potter Road currently is served with 40 feet of right of way which is not adequate enough to handle the development that is slated to occur on the parcel of land at the southwest corner of Potter Road and State Route 18. The additional right of way will allow for more than enough road width to handle the development.

The Engineer's Office was also successful in securing the right of way not only for the portion of Potter Road that borders the parcel(s) where development is slated to occur, but they also secured right of way to the south of these parcels which will accommodate future development as well.

In regards to specifics of the plat, it is, as stated numerous times above, a right of way dedication plat only. The sole intention of the plat is to dedicate additional right of way along Potter Road for the purposes of widening the road. There are no lots, storm water detention ponds, etc. associated with this plat.

Staff Recommendation

Since the area where this plat is located at will be subject to development in the future, it only makes sense to make sure all of the existing infrastructure is able to accommodate this growth. Just as the water and sewer services have been upgraded in this region in anticipation of increased growth, it makes sense to redesign the roads in this region as well.

With that in mind, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission grant final approval to this plat.