



**WOOD COUNTY PLANNING COMMISSION
AGENDA
January 7, 2014 at 5:30PM**

The Wood County Planning Commission will meet in regular session on Tuesday, January 7, 2014 at the County Office Building in Bowling Green, Ohio. The time of this meeting is 5:30pm. A suggested agenda follows:

OLD BUSINESS

Election of Officers for the 2014 Planning Commission

NEW BUSINESS

Approval of the December 2013 Planning Commission Meeting Minutes

WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT

Staff activities for November and December 2013 will be reviewed.

MIDDLETON TOWNSHIP – SUBDIVISION

Oravec & Associates on behalf of Brian McCarthy – McCarthy Builders has submitted a final residential plat entitled “Riverbend Lakes Subdivision Plat 2”. This plat is the second phase of the Riverbend Subdivision in Middleton Township. This particular plat contains a total of 26 single family lots and covers approximately 15 acres of land. It is located in the Riverbend Subdivision, River Tracts 54 and 55 of Middleton Township.

CHAIRMAN’S TIME

DIRECTOR’S TIME

ADJOURNMENT

Please make plans to attend!

ITEM # 1 - SUBDIVISION – MIDDLETON TOWNSHIP

APPLICANT(S)

Oravec & Associates
5353 Secor Road
Toledo, OH 43402

PROPOSAL

Applicants have submitted a final plat entitled “River Bend Lakes Plat Two” for final approval. The residential subdivision consists of twenty six (26) single family lots and covers approximately 15 acres of land in River Tract 54 of Middleton Township.

LOCATION

The plat is part of the larger River Bend development located off River Road in River Tracts 54 and 55 of Middleton Township. This particular phase of the subdivision will be accessed by the extension of John F. McCarthy Way.

LAND USE AND ZONING

The underlying plat is zoned R-3 Residential. Lands to the east, south and west are zoned R-3 Residential as well. Lands to the north are zoned A-1 Agricultural. Land use in the area is primarily residential, and the Comprehensive Land Use Plan has designated this area as being in an urban – small town expansion area. There are no floodplains or wetlands located on the plat and all utilities are available to the plat.

ATTACHMENTS

- A. Location Map
- B. Plat Map

STAFF ANALYSIS

This plat is the second phase of the overall River Bend development. The development was originally presented as a golf course development in 2001. This plan was abandoned, and in 2002, a new proposal was introduced that featured several large lakes scattered between lots and covered approximately 435 acres of land. Eventually, the first phase of the development was platted. After phase one was platted, the original developer ran into financial difficulties and work on the development halted. Approximately two years ago a new developer purchased the subdivision with the intent to continue to develop it, with plat two being the first stage of this continued development.

Plat Two consists of 26 single family lots and covers approximately fifteen (15) acres of land. The primary access to these lots will be by the extension of John F. McCarthy Way as well as through a new street named Waterville Drive. Plat improvements include street with 60 ft. of right of way and 25 ft. of back to back paving, public water and sewer, as well as gas and electric. Storm water detention – retention will be handled through the existing infrastructure in Plat One.

STAFF RECOMMENDATION

Plat Two is the next phase of development and it follows what was originally laid out on the preliminary plat. The lots meet Middleton Township's minimum zoning requirements as well as the requirements in the Wood County Subdivision Regulations. As stated above, storm water is to be handled through existing infrastructure.

Given these facts, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission grant final approval to Riverbend Lakes Plat Two.