

**Wood County Planning Commission
January 3, 2006**

The Wood County Planning Commission met in regular session on Tuesday, January 3, 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, Donna Schuerman, and Tom Weidner. Planning Commission staff in attendance was: David Steiner, Kelly Moore, and Cheryl Riffner. In addition to Planning Commission members and staff, 17 guests were present.

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

New Business:

REVIEW OF ACTIVITIES REPORT - NOVEMBER & DECEMBER 2005

Mr. Steiner stated that work had been done with the Wood County Engineers Office to create new owner's certification language for the Wood County Subdivision Rules and Regulations. Mr. Steiner stated that information was presented to Middleton Township regarding the Route 25 Overlay Zoning District and reported that consultants were interviewed and a consultant was selected for the Comprehensive Land Use Plan update. Mr. Steiner stated that a contract was awarded for the FY04 City of Northwood Fire Hall ADA Renovations and reported that FY04 projects for the Village of Weston, Cygnet, and Haskins were put out to bid and noted that 72 bid packets were requested. Mr. Steiner stated that the necessary environmental reviews for the FY05 CDBG Formula projects had begun. Mr. Steiner reported a Portage River Watershed Plan subcommittee meeting was attended and stated that the 2006 budget for the Planning Commission had been completed. Mr. Steiner stated that 40 rural location addresses had been completed and stated that 32 parcel splits and four splits had been approved totaling approximately 340 acres.

ZONING - PERRYSBURG TOWNSHIP

David A. Polzin, Trustee and Gary and Nancy Haas 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 applicant also submitted a corresponding PUD footprint for the property that contained a total of 165 individual living units that were to be distributed throughout the property in the form of two, three, four, and multi-family dwellings. The purpose of the request was that the applicants wished to develop the property into an adult independent living community.

Mr. Steiner began his review and discussion of the item and stated that the applicants had requested to rezone approximately 31 acres of land from A-1 Agricultural and R-2 Residential to a PUD-RS zoning classification. Mr. Steiner stated that the applicants wished to develop an adult independent living community on the property. Mr. Steiner reported that the property was located in the southern halves of Sections 33 and 34 of Perrysburg Township. Mr. Steiner noted that the property was located on the east side of Simmons Road, north of State Route 795.

Mr. Steiner stated that the property was currently zoned R-2 Residential and A-1 Agricultural, with lands to the north, south, east, and west in the portion were zoned R-2 Residential and A-1 Agricultural. Mr. Steiner reported that land use in the area was predominately medium density residential. Mr. Steiner reported that the Wood County Comprehensive Land Use Plan had identified the area as a residential and an expansion area for the City of Perrysburg. Mr. Steiner stated that a portion of the Regulatory Floodway of Grassy Creek ran through the property. Mr. Steiner stated that there were several areas of concern that needed to be discussed such as access, information that was missing on the footprint, buffering and open space, safety of the proposed footprint, and the Grassy Creek floodway.

When the item was turned over to the Planning Commission members for review and discussion, Leonard Michaels, CIW Engineers Inc, stated they had determined where the floodway was located. Mr. Michaels stated that they planned to stay clear of the floodway and noted that discussions had taken place with the Perrysburg Township Fire Chief regarding accessibility and fire codes. Mr. Michaels reported that they wanted to keep all development outside of the floodway. Mr. Michaels stated that a traffic study was completed and submitted to Perrysburg Township. Mr. Perkins stated that he was concerned with one access if a major catastrophe were to occur. Mrs. Schuerman questioned if the access would be covered with water if a flood were to occur. Mr. Michaels stated that it would not be covered because a certain grade would be maintained for the access. Mr. Huber stated that he did not have enough information on the footprint to make a recommendation to Perrysburg Township. Mr. Huber questioned if the development were to be private or public. Mr. Michaels stated it would be a private development with a public road.

When the item was turned over to the Planning Commission members for a motion, Mr. Huber moved to deny the request based on the fact that not enough information was provided to make a valid recommendation. Mr. Fitzgerald seconded the motion. Mr. Allion questioned if the right of way was owned to the center of Wyandot Place. Mr. Michaels stated that they did own the right of way and reported that Perrysburg Township Fire Department felt the access would not be necessary. Mr. Kohring stated that he believed the Ohio Fire Code required a greater distance from a building to the drive around the building. Mr. Michaels questioned if they could approve the zoning and deny the footprint. Mr. Steiner stated the recommendation would run with both the zoning and footprint. Mr. Brown stated that he would like to see to accesses available and suggested that access be obtained to Wyandot Place. When Chairman Weidner called for a vote, Commission members responded in full support to deny the request.

ZONING – LAKE TOWNSHIP

Millpart Investors submitted an application to rezone two separate parcels of land, totaling approximately 105 acres in Section 15 of Lake Township, from an A-1 Agricultural zoning classification to an R-3 Residential zoning classification. The purpose of this request was that the applicant wished to construct a residential development on the property comprised of single, two, and multi-family dwellings.

Mr. Steiner began his review and discussion and stated that the property was comprised of two parcels located in Section 15 of Lake Township, on the south side of Ayers Road. Mr. Steiner stated the property was zoned A-1 Agricultural and reported that lands to the north, south, east, and west were also zoned A-1 Agricultural. Mr. Steiner stated that a portion of the 100 year floodplain of Ayers Creek was present on the property and stated that wetlands were also present. Mr. Steiner stated that the Wood County Comprehensive Land Use Plan had designated the property as an employment opportunity corridor. Mr. Steiner stated that a wetlands determination by the U.S. Army Corps of Engineers would have to be issued for the parcel and also noted that a detailed floodplain study would have to be performed. Mr. Steiner reported that applicant had requested an R-3 Residential zoning classification for proposed single, two, and multi-family dwellings.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Weidner asked if the floodplain was the biggest concern. Mr. Steiner stated that it was. Mr. Kohring questioned if the Lake Township Comprehensive Plan had determined the property as Agricultural. Mr. Steiner stated that he was not aware of the Lake Township Comprehensive Plan determination. Mr. Kohring expressed concern regarding the condition of the roads that accessed the property. Mr. Greg Feller, Feller Finch & Associates, stated the proposed area would accommodate a residential development. Mr. Feller stated the area had not been developed and noted that he felt a Residential development would fit into the area. Mr. Perkins questioned if water was available. Mr. Feller stated that water and sewer would be extended from Pemberville Road. Mr. Steiner stated that public water and sewer were required by Lake Township within an R-3 Residential zoning classification. Mr. Fitzgerald questioned how many households would be permitted. Mr. Feller stated around 250 dwellings. Mrs. Getz questioned if the developer was aware of the problems that Lake Township Schools were facing and stated that families looking to build a house take the schools into consideration when a location is picked. Mr. Feller stated that he was aware of the situation.

When the item was turned over to the Planning Commission members for a motion, Mr. Kohring made a motion to deny the request based on the Lake Township Comprehensive Land Use Plan Agricultural designation for the areas. Mr. Brown seconded the motion with Commission members in full support.

ZONING – LAKE TOWNSHIP

Edward and Bernice Nietz submitted an application to rezone approximately 65 acres in eight parcels of land from an M-1 Industrial zoning classification to an R-3

Residential and B-2 Commercial zoning classification. The purpose of this request was that the applicant wished to develop the front of the property for retail business and the remaining portion for various types of housing.

Miss Moore began her review and discussion and stated that the property was located in Section 7 of Lake Township on the east side of Tracy Road. Miss Moore reported that the property was zoned M-1 Light Industrial and reported that the property to the north and south of the property was zoned agricultural, lands to the east were zoned M-1 Light Industrial, and that lands to the west were zoned A-1 Agricultural, PUD-RS, and R-5 Multiple Family Residential (high density). Miss Moore reported that the Wood County Comprehensive Land Use Plan had designated the area as an employment opportunity corridor and an industrial area and stated that no environmental constraints were present on the property.

Miss Moore stated that the applicant requested that the front 275', which contained 6.31 acres, be rezoned from an M-1 Light Industrial zoning classification to a B-2 General Commercial zoning district for retail sales. Miss Moore stated that the applicant would like the remainder, which contained 59.23 acres, be rezoned from an M-1 Light Industrial to an R-3 Residential zoning classification for the construction of Owens Community College student housing and extended stay facilities for trainees at the Home Land Security Training Center.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Kohring questioned if there was any other retail zoning classifications in the area. Miss Moore stated there was some commercial zoning along State Route 795. Mr. Bill Imes, developer, stated that there was some retail zoning to the north of the property near Owens Community College. Mr. Brown questioned if the property owner lived at the residence any longer. Mr. Imes stated that they did not. Mr. Fitzgerald questioned if anything was built along the railroad tracks. Miss Moore stated that there was not.

When the item was turned over to the Planning Commission members for a motion, Mr. Brown made a motion to approve the request to rezone the property from an M-1 Light Industrial zoning classification to a B-2 Commercial and R-3 Residential zoning classification. Mr. Carter seconded the motion with a vote of 7 in favor, 1 opposed (Mr. Kohring), motion carried.

ZONING – FREEDOM TOWNSHIP

Charles E. Aring submitted an application to rezone five acres of land in Section 2 of Freedom Township from an A-1 Agricultural zoning classification to a B-1 Neighborhood Business zoning classification. The applicant stated that they would like to construct a self-service storage facility on the property.

Miss Moore began her review and discussion and stated that the property was located in Section 2 of Freedom Township, on the east side of Pemberville Road. Miss Moore stated that the property was currently zoned A-1 Agricultural and reported that lands to the north, south, and east were zoned A-1, lands to the west were located in the Village of Pemberville, and that lands to the northwest were zoned Industrial. Miss Moore stated that the Wood County Comprehensive Land Use Plan had designated the

area as an expansion area for the Village of Pemberville. Miss Moore reported that there were no environmental constraints associated with the property and stated that utilities could be obtained from the Village of Pemberville. Miss Moore stated that the proposed end use was a conditionally permitted use in Freedom Township and noted that additional conditions could be applied by Freedom Township.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Kohring questioned what the permitted uses were under a B-1 zoning classification. Miss Moore stated the permitted uses. Mrs. Schuerman expressed concern towards spot zoning. Mr. Kohring made a motion to deny the request to rezone the property from an A-1 Agricultural zoning classification. Mrs. Schuerman seconded the motion and Commission members responded with 5 in favor, three opposed (Mr. Brown, Mr. Carter, Mr. Allion), motion carried.

SUBDIVISION - MIDDLETON TOWNSHIP

George Oravec, Erie Shores Real Estate Ltd., submitted an application for a variance from the Wood County Subdivision Rules and Regulations. The variance was in reference to the three to one frontage to depth ratio requirement for all lots less than five acres in size. The proposed parcels were located in River Tracts 44 and 45 of Middleton Township, on the north side of State Route 65 (River Road).

Mr. Steiner began his review and discussion and stated that the proposed parcels were located in River Tracts 44 and 45 of Middleton Township on the north side of State Route 65 (River Road). Mr. Steiner reported the property was currently zoned R-1 Residential and that all lands surrounding the parcel were zoned R-1 Estate Residential as well. Mr. Steiner stated that land use in the area consisted of low to medium density residential. Mr. Steiner reported that the lots were not located in an identified Special Flood Hazard Area and noted that they were designated as residential per the Wood County Comprehensive Land Use Plan.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Weidner questioned if the back of the lots could be incorporated into the subdivision that was going to be developed to the west. Mr. Steiner stated that they could. Mr. Weidner stated that they desired to have the lots extend to the Maumee River, but stated that it was not necessary to have the long lots which exceeded the 3:1 ratio. Mr. Weidner asked the negative impact if a variance was granted on the property. Mr. Steiner stated that there was no negative impact, only that it allowed additional lots. Mr. Oravec, developer, stated that the original proposal was for approximately a 45 lot subdivision and noted that they were only requesting approximately 10 lots. Mr. Oravec stated that the Dodge Estate had been purchased by a private owner. Mr. Oravec stated that water would be available from the Miltonville water line owned by Northwestern Water and Sewer District and stated that sanitary sewer would also be available. Mr. Oravec stated that 5 curb cuts would be available from the Ohio Department of Transportation for 10 lots. Mr. Weidner stated that the proposed development would be better than the previous development which was proposed.

When the item was turned over to the Planning Commission members for a motion, Mr. Fitzgerald made a motion to grant the variance allowing the 3:1 ration

requirements to be waived for the four separate parcels of land under five acres located in River Tracts 44 and 45 of Middleton Township. Mrs. Schuerman seconded the motion with Commission members responding with a vote of 6 in favor, 2 opposed (Mr. Kohring, Mr. Huber), motion carried.

Director's Time

Mr. Steiner stated the Planning Commission meeting possibly needed to be held in the atrium with the new security measure that had been taken at the Wood County Courthouse Complex. Mr. Steiner stated the next meeting would be held on February 7th, 2006 at 4:00p.m. Mr. Steiner reported that he would like to outline the goals and projects that the Planning Commission staff wished to undertake for 2006. Mr. Steiner stated that a consultant, Poggemeyer Design Group, was selected for the update of the Comprehensive Land Use Plan. Mr. Steiner stated the temporary appropriations were received and work would begin shortly on the update process. Mr. Steiner reported that the Wood County Subdivision Rules and Regulation needed to be updated in coordination with the Wood County Engineers Office. There being no further business, the meeting stood adjourned with a motion from Mr. Carter. Mrs. Schuerman seconded the motion with Commission members in full support.