



WOOD COUNTY PLANNING COMMISSION AGENDA

July 5, 2011

5:30PM

The Wood County Planning Commission will meet in regular session on Tuesday, July 5, 2011 at the County Office Building in Bowling Green, Ohio. The time of this meeting is 5:30pm. A suggested agenda follows:

Approval of the May 2011 Planning Commission Meeting Minutes

WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT

Staff activities for May and June 2011 will be reviewed

CENTER TOWNSHIP – ZONING

Center Township has submitted a series of text amendments to the current Center Township Zoning Resolution. Changes include increases to the minimum parcel sizes and frontage requirements, front yard setbacks, and the addition of language to regulate wind turbines and small wind farms.

REVIEW AND SELECTION OF FY11 CDBG APPLICATIONS

All applications to the FY11 CDBG Program will be reviewed and six (6) will be selected for recommendation to the Wood County Commissioners. A total of ten (10) applications have been received for 2011. The total amount of funding requested is \$434,800 dollars. A total of \$265,000 dollars of grant funds are available for distribution.

CHAIRMAN'S TIME

DIRECTOR'S TIME

Request for Planning Commission member assistance on Subdivision Rules and Regulations update.

ADJOURNMENT

Please make plans to attend!

ITEM # 1 –CENTER TOWNSHIP ZONING

Applicant(s)

Center Township

15605 Carter Road
Bowling Green, OH 43402

Proposal

Applicant has submitted a series of text amendments to the current Center Township Zoning Resolution. These items include changes to minimum frontage and area requirements for parcels of land in Center Township, changes to the front yard set back requirements, and the addition of language for the regulation of wind turbines and small wind farms.

Attachment

A. Proposed changes to Zoning Resolution

Staff Analysis

Center Township has been diligently updating their current Zoning Resolution for several years. The township's most recent submission consists of the addition of language to regulate wind turbines and small wind farms, changes to the front yard setback requirements, and an increase in the minimum parcel size and frontage requirements for new parcels in Center Township.

In regards to the language being presented for the regulation of wind turbines and small wind farms, Center Township has elected to use most of the same, universal language that the Planning Commission Office drafted for all townships to use. The township chose to classify individual wind turbines as a conditional use in all districts, and small wind farms as a conditional use in A-Agricultural and I-Industrial Districts only.

As for the front yard setback requirement, the township chose to exclude fences from the front yard setback requirement of 50 ft. on a County or Township road and 75 ft. on a State or Federal Road.

The last items are the changes to the minimum parcel requirements. Center Township chose to increase the minimum parcel size and frontage requirements from one (1) acre in size and 175 ft. of frontage to a minimum of two (2) acres in size and 300 ft. of frontage. For two family dwellings the minimum area requirement for a parcel is increased to three (3) acres. In addition, Center Township elected to apply these minimums to parcels in all Agricultural and Residential zoning districts.

Staff Recommendation

The changes to the front yard setback language is good in that it does take into account fences, especially decorative fences that are not always a detriment when placed within the front yard setback area.

The turbine language is also good. It addresses both individual, single owner use turbines as well as the larger wind farms that are built to generate electricity for the existing electrical grid. Given the current trends and interest in all types of green, renewable energy sources, the township's inclusion of this language is timely.

The last item involves the minimum lot area and frontage requirements. The increased size in areas zoned A Agricultural and R1 Residential is a good idea. Current Health Department requirements call for a parcel at least two acres in size for the construction of an on site sewage disposal system. A one acre parcel (which is the current minimum) is no longer sufficient in size to handle a conventional septic and leach field system.

The potential problem occurs in areas Center Township has zoned R2 and R3 Residential. Under these proposed changes, minimum parcel sizes and frontages for parcels zoned either R2 or R3 Residential are still 300 feet of frontage and two (2) acres in size for a single family dwelling and three (3) acres in size for a two family dwelling. This includes parcels that are serviced by both sanitary sewer and public water. The reason for higher density residential zoning classifications is to concentrate higher density uses such as residential subdivisions in areas that are served by public water and sewer. Under these proposed regulations, a developer looking to build a residential subdivision in an area with both public water and sewer service would be required to have each lot in the development be at least two (2) acres in size and have 300 ft of road frontage. The end result would be a large, sprawling subdivision that would use more land than a smaller, denser one would. It might be a good idea for Center Township to reconsider the high minimum area and frontage requirements for parcels zoned R2 or R3 Residential.

In conclusion, it is the recommendation of the Planning Commission Staff that the Wood County Planning Commission recommend to Center Township that the Township approve the proposed changes with the suggestion that they revisit the large minimum parcel sizes and frontage requirements for parcels zoned R2 and R3 Residential.

ITEM # 2 –FY 11 CDBG PROJECT SELECTION

Please see the attached information packet