

Wood County Planning Commission
July 10, 2012 @ 5:30pm

The Wood County Planning Commission met in regular session on Tuesday, July 10, 2012 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Tim Brown, John Brossia, Jim Carter, Patrick Fitzgerald, Raymond Huber, Richard Kohring, Joel Kuhlman, Donna Schuerman, and Leslee Thompson. Planning Commission staff in attendance was: David Steiner and Kelly Hemminger. 6 guests were present at the meeting.

Chairman Thompson called the meeting to order. Upon calling the meeting to order, Mr. Kohring made a motion to approve the June 2012 Planning Commission meeting minutes. Mr. Brown seconded the motion and Commission members responded in full support.

STAFF ACTIVITIES REPORT – MAY AND JUNE 2012

Mr. Steiner reported that work continued on the Wood County Land Transfer Policy update and a meeting had been scheduled with Poggemeyer Design Group for an update of the Wood County Subdivision Rules and Regulations. Mr. Steiner reported that several meetings had been held with various Wood County agencies regarding the location and construction of a new Calphalon Distribution Warehouse in Middleton Township. Mr. Steiner stated that the FY12 Community Development Block Grant (CDBG) application was submitted to the Ohio Department of Development (ODOD) and stated that an extremely detailed fiscal audit by ODOD for several grant programs including the Community Development Program, the CHIP Program, and an Economic Development grant had been conducted by ODOD, which resulted in only four minor items that needed corrective action. Mr. Steiner stated that an application was made to the Ohio Attorney General's Office for the Moving Ohio Forward grant to be used for the demolition of abandoned and vacant residential structures. Mr. Steiner reported that he reviewed and recommended approval of an Enterprise Zone Agreement for the Calphalon Company's new distribution warehouse in Middleton Township. Mr. Steiner reported that 7 parcel splits totaling approximately 176 acres of land and 6 parcel combinations totaling approximately 65 acres of land had been completed.

PERRYSBURG TOWNSHIP – ZONING

Perrysburg Township Zoning Commission and Oravec & Associates had submitted a major change to the existing Woodmont Development. The particular change consisted of converting a series of single family lots into multi-family dwelling lots, and also reconfiguring some of the remaining single family residential lots to accommodate the new orientation of Basswood Drive. The changes occurred in Phase Five of the Woodmont Development, which is located in Road Tracts 2 and 3 of Perrysburg Township, south of the intersection of Simmons Road and State Route 20 (Fremont Pike).

Mr. Steiner began his review and discussion of the item and reported that the applicant had submitted a major change to the Planned Unit Development (PUD) of Woodmont in Perrysburg Township, and reported that applicant had requested to adjust the density of the existing PUD footprint. Mr. Steiner reported that applicant had indicated that they would like to change the two story dwellings to one story dwellings with two car garages

and reconfigure the layout of Basswood Drive. Mr. Steiner reported the property was located in the larger Market Centre and Woodmont Developments, which were located in Road Tracts 2 and 3 of Perrysburg Township. Mr. Steiner reported that the property was currently zoned PUD-RS and reported that lands to the north in the Market Center Plaza were zoned Commercial and lands to the south, east, and west were zoned PUD-RS. Mr. Steiner reported that land use in the area was medium to high density residential with commercial uses occurring to the north of the development and reported that the Wood County Comprehensive Land Use Plan had designated the property as an urban in-fill area and a key corridor. Mr. Steiner reported that no floodplains or wetlands were associated with the parcel.

Mr. Steiner reported that he had spoke with Perrysburg Township and reported that they were concerned with the abandonment of Kenhurst Lane, the continued variations of the original PUD footprint, and the increased density. Mr. Steiner explained that the original PUD footprint had been back for several major changes and reported that Perrysburg Township had indicated that they would like the remaining development to start from scratch.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Carter questioned if Perrysburg Township would make the final decision as to the requested changes. Mr. Steiner reported that since it was a PUD, the Perrysburg Township Zoning Commission would make recommendation to the Perrysburg Township Trustees, and the Trustees would make the final decision. Mr. Kohring questioned why the members had been mailed two different footprints for the development. Mr. George Oravec, Oravec & Associates, presented Planning Commission members with a new footprint and reported that the original PUD was approved approximately 14 years ago and stated that the majority of the changes had been done to the commercial area of the development. Mr. Oravec reported that Plat 5 of Woodmont would be developed as single family lots and Basswood Drive would be extended to Woodmont Drive as it was originally proposed. Mr. Oravec reported that the density of the development had decreased from the original proposal. Mr. Oravec stated that all of the existing single story dwellings had been leased and indicated they were in demand. Mr. Oravec stated that the development was in a high commercial area and reported that it was a good transitional area for multi-family units rather than the originally proposed single family units. Mr. Oravec stated that the head of the Oakmont Development Homeowners Association, Mr. Paul Witt, attended the Perrysburg Township Zoning Commission meeting and indicated that the residents of Oakmont Development did not want Kenhurst Lane extended and wanted significant buffering. Mr. Oravec reported that the proposed multi-family dwellings were identical to the dwellings that had been constructed and noted that the multi-family dwellings were in high demand. Mr. Steiner questioned if there was any point to allow traffic flow from the Oakmont Development to the Woodmont Development. Mr. Oravec reported that there was not and Mr. Mike Stoll, Northwestern Water and Sewer District, reported that there was one connection point between the developments. Mr. Brown questioned if Basswood Drive was connected to Woodmont Drive. Mr. Oravec reported that currently was not connected. Mr. Oravec reported that sanitary sewer was installed along Basswood Drive and reported that a small section of public waterline still needed to be installed.

Mr. Brown questioned if Mr. Steiner's concerns were mainly concerns that had been revealed by the Township. Mr. Steiner stated that his main concern from a planning standpoint was the connection of Kenhurst Lane. Mr. Kohring stated that he believed the connection of Kenhurst Lane was necessary from a safety standpoint and reported that if it was not connected he believed the stub street should be addressed. Mr. Oravec reported that Kenhurst Lane existed that way since the early 1970's. Mr. Kohring also expressed concern with the transition from multi-family to single-family dwellings. Mr. Oravec indicated that the residents of Oakmont had stated that they were not concerned with the proposed density.

Mr. Brown stated that a fence was in place between Oakmont and the proposed multi-family dwellings and noted that a landscape buffer was proposed. Mr. Brown stated that he believed it should be up to the Township to decide if the buffering was adequate and indicated that he didn't feel Kenhurst Lane needed to be connected as long as there wasn't a safety concern. Mr. Brown made a motion to recommend that Perrysburg Township approve the proposed major changes to Woodmont Plat 5. Ms. Schuerman seconded the motion and Commission members responded with a vote of 7 in favor, 1 opposed (Mr. Kohring), motion carried.

PERRYSBURG TOWNSHIP – SUBDIVISION

National Survey Service submitted a final plat entitled "Emerald Lakes Plat Three" for final review and approval. The plat was the third phase of the Emerald Lakes Subdivision, which had been granted preliminary approval in 2004. Plat three consisted of twenty one (21) single-family zero lot line lots, two (2) open space lots, and covered approximately 5.8 acres. Mr. Steiner reported that the subdivision was a Planned Unit Development (PUD) with a platting provision attached that was anticipated to be developed in stages. Mr. Steiner reported that the PUD footprint did not vary from what was approved in 2004 and reported in order to develop the plat, Plat Three needed to come before the Planning Commission members for approval.

Mr. Steiner began his review and discussion of the item and reported that the property was located in the northwest quarter of Section 16 of Perrysburg Township, more specifically, located in the southeast portion of the plat of Emerald Lakes. Mr. Steiner stated that Thompson Road was located approximately one mile to the east, Eckel Junction Road was located approximately 1200 feet to the north, and the Eckel Trace Subdivision was located directly to the west. Mr. Steiner stated that the property was currently zoned PUD-RS and reported that the lands to the north were located in the Market Center Plaza were zoned commercial, lands to the east were zoned PUD-RS, lands to the west were zoned R-3 Suburban Residential, and lands to the south were zoned A-1 Agricultural. Mr. Steiner stated that land use in the area was medium to high density residential with commercial uses occurring to the northeast of the plat. Mr. Steiner stated that the Wood County Comprehensive Land Use plan had designated the area as an urban in-fill area and reported that no floodplains or wetlands were located on parcel. Mr. Steiner noted that all utilities were in place.

Mr. Steiner reported that the escrow agreements for sidewalks were in place and stated that the plat conformed to the originally approved PUD footprint. Mr. Steiner reported

that several typographical errors were noted by Mr. John Musteric, Chief Deputy, Wood County Engineer, on the plat.

When the item was turned over to Planning Commission members for review and discussion, Mr. Huber questioned if the plat that was included in his mailing was the correct plat. Mr. Steiner reported that the copy which was reviewed by Mr. Musteric would be forwarded to the engineer for changes. Mr. Kohring questioned if the bike path was paved. Mr. Brian McCarthy, developer, McCarthy Builders Inc., reported there was no bike path within the Emerald Lakes development. Mr. Mike Stoll reported that the water and sanitary had been constructed. Mr. Kohring questioned if a turnaround would be constructed at the end of Turnbridge Drive. Mr. Opaczewski reported that a turnaround was shown on the construction plans.

There being no further discussion, Mr. Fitzgerald made a motion to approve "Emerald Lakes Plat Three". Mr. Kohring seconded the motion and Commission members responded in full support.

MIDDLETON TOWNSHIP – SUBDIVISION

Craig and Rachel Roudebush and Feller Finch & Associates submitted a replat of Lots 109 and 110 in Riverbend Lakes Subdivision in Middleton Township. The applicants own both lots 109 and 110 in Riverbend Lakes Plat One and they wish to build a new home that straddles both lots. In order to do this and comply with the Middleton Township zoning requirements, the applicant was required to combine both lots into one new lot of record. The way to achieve this was to replat the existing lots.

Mr. Steiner began his review and discussion of the item and reported that the property was located in the Riverbend Lakes Plat One subdivision in Middleton Township, more specifically; the replat was located on the south side of Grand Bank Way. Mr. Steiner reported that Farewell Drive was located approximately 100 feet to the west and River Road (State Route 65) was located approximately 177 feet to the west. Mr. Steiner stated that the lots were currently zoned R-3 Residential and reported that all adjoining property was also zoned R-3 Residential. Mr. Steiner stated that no floodplains or wetlands were associated with the property and reported that the Wood County Comprehensive Land Use Plan had designated the area as a Small Town Expansion Area. Mr. Steiner noted that land use in the area consisted of medium density residential uses.

Mr. Steiner reported that all plat improvements were in place, including utilities and roadways. Mr. Steiner reported that the replat would meet the current Middleton Township R-3 Residential requirements. Mr. Steiner reported that the Wood County Engineer's Office reviewed the plat their comments had been corrected.

There being no further discussion, Mr. Carter made a motion to recommend approval of the "Replat of Lots 109 and 110 in Riverbend Lakes Subdivision Plat 1". Mr. Kuhlman seconded the motion and Commission members responded in full support.

DIRECTORS TIME

Mr. Steiner reported that the next Planning Commission meeting was scheduled for August 7, 2012 @ 5:30pm.

Mr. Steiner reported that a suggestion was presented to him regarding the selection of Community Development Block Grant Projects. Mr. Steiner stated that it was suggested that the same project or applicant could not receive funding two years in a row. Mr. Brown questioned if that could be done. Mr. Steiner reported that the selection of projects could be done any way the Commission members chose. Ms. Schuerman reported that Planning Commission members took into consideration the amount of funding that the applicants had received over the years based on the funding chart that was distributed during selection.

Mr. Steiner reminded Planning Commission members that his annual review needed to be conducted. It was decided that Mr. Black and Mr. Allion would establish the review procedure since they were on the annual review committee last year. Mrs. Thompson volunteered to be on the review committee.

There being no further discussion, Mr. Carter made a motion to adjourn the July 10, 2012 Planning Commission meeting. Ms. Schuerman seconded the motion and Commission members responded in full support.