

Wood County Planning Commission July 6, 2004

The Wood County Planning Commission met in regular session on Tuesday, July 6, 2004 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, John Brossia, Jim Carter, Chris Ewald, Pat Fitzgerald, Richard Kohring, Alvie Perkins, and Donna Schuerman. Planning Commission staff in attendance was: David Steiner, Kelly Moore, and Cheryl Riffner. In addition to Planning Commission members and staff, 6 guests were present.

Chairman Kohring called the meeting to order. Upon calling the meeting to order, a motion was made by Mr. Allion to approve the June 1, 2004 Planning Commission meeting minutes. Mr. Brossia seconded the motion with Commission members in full support.

New Business:

REVIEW OF THE WOOD COUNTY PLANNING COMMISSION ACTIVITIES REPORT FOR JUNE 2004.

Mr. Steiner began his review and reported that assistance was provided to Middleton Township in drafting their Comprehensive Plan. Mr. Steiner stated the quarterly Northwest Ohio Planning Organization meeting was attended. Mr. Steiner reported that a discussion was held regarding greenspace and a summary was prepared. Mr. Steiner stated that the FY04 CDBG Formula applications were being prepared to submit to the State. Mr. Steiner noted that Quinn Concrete was awarded the contract for the FY01 City of Perrysburg Formula project. Mr. Steiner also stated that a copy of the updated floodplain regulations was forwarded to the Ohio Department of Natural Resources for necessary State review and comment. Mr. Steiner concluded his review and stated that 22 parcel splits and 8 combinations had been completed which totaled approximately 350 acres.

SUBDIVISION – PERRYSBURG TOWNSHIP

Woodmont Development Company submitted a final plat of “Woodmont Plat 3” to be reviewed. The proposed residential subdivision consists of 19 residential lots located on 6.406 acres of land.

Mr. Steiner began his review and discussion and stated that the proposed subdivision was located in Road Tract 3, Town 4 of Perrysburg Township. Mr. Steiner stated that the property was located near the northwest corner of Thompson Road and Eckel Junction. Mr. Steiner noted that Plat 1 & 2 of Woodmont bordered the plat to the South. Mr. Steiner reported that the proposed subdivision location was currently zoned PUD-RS and lands to the North and West are also zoned PUD-RS. Mr. Steiner stated that lands to the South and East were zoned A-1 Agricultural. Mr. Steiner noted that the Comprehensive Use Plan designated the area as a residential and commercial area.

Mr. Steiner continued his review and stated that the plat had received conditional preliminary approval at the April 2000 Planning Commission meeting. Mr. Steiner also stated the plat was granted a one year extension at the April 2001 Planning Commission meeting. Mr. Steiner stated that plat improvements included; streets with 60' right of way, 25' back to back curbs, gutters, sidewalks, 20' landscape easement, all utilities including gas, electric, phone, cable, sanitary and storm sewers, public water, anti-access and utility easements. Mr. Steiner noted that all conditions had been met and the plat appeared to be completed. Mr. Steiner concluded by noting that Woodmont Plat 3 is the third stage of the Woodmont Subdivision, which is considered the residential portion of the larger Market Center Subdivision.

When the item was turned over to Commission members for review, Mr. Fitzgerald made a motion to recommend approval of "Woodmont Plat 3". Mrs. Schuerman seconded the motion with commission members in full support.

SUBDIVISION – LAKE TOWNSHIP

Romanko Development submitted a final plat entitled "Argyle Forest Subdivision" for review and approval.

Mr. Steiner began his review and stated that the proposed residential subdivision covered approximately 24.9 acres and contained 67 single-family lots, centralized green space, storm water retention, and necessary plat improvements. Mr. Steiner noted that the plat was reviewed and subsequently granted conditional preliminary approval at the June 2004 Planning Commission Meeting. Mr. Steiner reported that the plat was located on the East side of Tracy Road in Section 18 of Lake Township. Mr. Steiner stated that the property was located at the northeast corner of Tracy and Ayers Road, Emch Road was located directly to the West, State Route 795 was approximately one mile to the South and East Broadway was approximately one mile to the East.

Mr. Steiner continued that the property was zoned R-2 Residential. Mr. Steiner noted that land to the West was zoned M-1 Light Industrial, to the North and South was zoned A-1 Agricultural, and lands to the West in Perrysburg Township were zoned R-5 Residential. Mr. Steiner noted according to the Wood County Comprehensive Land Use Plan, the property was identified as an Industrial area.

Mr. Steiner stated that the preliminary plat of Argyle Forest was reviewed by the Planning Commission at the June 2004 meeting and was granted preliminary approval with conditions that included a 2' anti-access easement along Tracy Road, retention area be moved to the northeast corner of the plat, stub street to Ayers Road remain, implement crosswalks, show buffered areas, and street names changed. Mr. Steiner noted that conditions had all been met and the plat was complete.

When the item was turned over to commission members for review and discussion, Mrs. Schuerman made a motion to recommend approval of "Argyle Forest Subdivision". Mr. Fitzgerald seconded the motion with commission members in full support.

SUBDIVISION – LAKE TOWNSHIP

Bodel Development Company submitted a preliminary plat entitled “Graceland” to be reviewed. The proposed plat covered approximately 10.2 acres in Section 2 of Lake Township and contained 15 lots.

Mr. Steiner began his review and stated that the proposed plat was located on the North side of Walbridge Road. Mr. Steiner reported that Woodville Road was located directly to the West of the property, Bradner Road was located approximately 1800’ to the East, and State Route 579 was located approximately one mile to the North. Mr. Steiner stated that the property was currently zoned R-2 Residential. Mr. Steiner explained that the lands to the West and South of the parcel were zoned B-1 Neighborhood Commercial and M-1 Industrial, and lands to the North and East of the property were zoned R-1 Residential. Mr. Steiner noted that there were no environmental constraints on the property, and that the Wood County Comprehensive Land Use Plan had designated the property as being in a residential area. Mr. Steiner explained that the original plat was originally part of the Northwestern Water and Sewer District’s northern Wood County Operations Center and was rezoned recently from B-1 Neighborhood Business to R-2 Residential. Mr. Steiner stated that the Wood County Park District’s Cedar Creek Preserve was located directly to the East of the proposed plat and that the developers had dedicated a 10’ walkway easement which allowed residents access to the park. Mr. Steiner stated that the proposed lots meet or exceed Lake Township’s minimum lot requirements for a R-2 Residential zoning classification.

Mr. Steiner stated the plat deficiencies included a 2’ anti-access easement on lot 1 and lot A, proposed detention pond needed to be relocated in order to meet the 50’ setback as required by the Wood County Subdivision Regulations, easements and location of easements needed depicted on the plat drawing, possible right-of-way-dedicated, all setbacks needed to be shown, and the cul-de-sac dimensions needed to be illustrated.

Mr. Steiner then mentioned comments that were submitted by Lake Township. Mr. Steiner stated they wished for the cul-de-sac to remain at 60’ without a island for emergency purposes, public sidewalks along entire street frontage, and the Township would like to see the pond used for a dry detention rather than a pond.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Allion expressed concern regarding the 12” storm sewer adequacy. Mr. Allion suggested directing water another route. Mr. Robert Bodel stated that an easement was considered to a ditch in the northwest corner for storm drainage. Mr. Allion stated that water needed to get to the Little Cedar Creek and would be best if routed direct versus the storm water drain. Mr. Kohring stated a boulevard would be a good addition. Mr. Bodel stated that the entrance was a busy intersection. Mr. Kohring questioned how far entrance was located to the intersection. Mr. Steiner stated approximately 440’. Mr. Allion stated that distance was adequate for a turn lane to be installed and not affect the intersection. Mr. Carter stated that he was concerned with only one entrance/exit to the subdivision. Mr. Carter stated that he would like to see a boulevard installed. Mr. Brossia questioned if boulevard requirement was stated in the Wood County Subdivision Regulations. Mr. Steiner stated it was not. Mr. Perkins

questioned if a school bus would be able to access the subdivision. Mr. Allion stated the Subdivision Regulation minimums would allow school bus access. Mr. Ewald questioned if the existing lots were separately owned. Mr. Ewald questioned if a setback could be placed on private parcel. Mr. Bodel stated he owned the lots. Mr. Allion stated that he preferred if the minor lot located directly West of Lot 1 be incorporated into the subdivision. Mr. Allion added that if the developer would choose not to incorporate the lot, restrictive language would be added that stated upon completion of Graceland Drive, the lot owner would abandon the driveway to Walbridge Road and access the lot from Graceland Drive.

When the item was turned over to the Commission members for a motion, Mr. Fitzgerald made a motion which required a revised preliminary plat be brought before the Planning Commission for review with the following items corrected or included on the revised preliminary plat: 1.) 2' anti-access easements be placed along Lot A and Lot 1, and be depicted on the plat drawing, 2.) If a wet detention pond is to be used, than the pond needs to be at least 50' from any property line or road right-of-way. If dry detention were utilized, a 50' setback would not be required. 3.) All easements and water and sewer lines needed to be clearly labeled and shown on plat, 4.) An additional 20' of right-of-way needed to be dedicated along Walbridge Road, 5.) The cul-de-sac must be paved completely with no inner island if it is to stay a 60' radius. If the developer decided to keep the island, the radius needed to be 65', 6.) Sidewalks need installed on all interior and exterior streets and listed as plat improvements, 7.) Coordination with the Wood County Engineer must be completed regarding the storm water drainage, 8.) Lot A must have direct access, and 9.) The Planning Commission preferred if the minor lot directly west of Lot 1 would be incorporated into the subdivision. If the developer would choose not to incorporate the lot, restrictive language would be added that stated upon completion of Graceland Drive, the lot owner would abandon the driveway to Walbridge Road and access the lot from Graceland Drive. Mr. Perkins seconded the motion with commission members in full support.

SUBDIVISION – MIDDLETON TOWNSHIP

Saddlebrook Development Co. Ltd., submitted a final plat entitled “Saddlebrook Plat Eight” to be reviewed and approved. The plat covered approximately 11 acres and contained 31 single-family lots.

Mr. Steiner began his review and stated that the property was located in The Saddlebrook Subdivision that was located at the Northwest corner of Hull Prairie and Roachton Road, in the NW $\frac{1}{4}$ of Town 4, Section 23 of Middleton Township. Mr. Steiner noted that Five Point Road was approximately $\frac{3}{4}$ of a mile to the North. Mr. Steiner reported that the northern, western, and eastern property lines of plat five bordered unplatted lands that were owned by the Saddlebrook Development Company. Mr. Steiner stated the southern property line of the plat bordered Saddlebrook Plat One. Mr. Steiner then reported that the property was currently zoned R-3 residential. Mr. Steiner stated that lands to the North, South, East, and West were all zoned R-3 Residential. Mr. Steiner reported that the proposed development was designated a residential area by the Wood County Comprehensive Land Use Plan and the property currently had no environmental constraints.

Mr. Steiner reported that Saddlebrook Plat 8 was a continuation of the larger Saddlebrook Subdivision that had received final plat approval from the Planning Commission in 1997. Mr. Steiner reported that Plat 8 improvements included a 25' back to back paving that included curbs, gutters, and a 60' right of way, drainage and utility easements, all utilities, sanitary and storm sewers, and public water.

When the item was turned over to Commission members for review and discussion, Mr. Allion questioned if the Street named Belmont Court would be difficult to address. Mr. Steiner stated the addresses are considered before the final plat is reviewed. Mr. Allion stated that people would have the same address. Mr. Perkins stated the address needed to be consistent. Mr. Riffner stated that she would be able to issue the addresses. When the item was turned over to commission member for a motion, Mr. Fitzgerald made a motion to approve Saddlebrook Plat Eight. Mrs. Schuerman seconded the motion with Commission members in full support.

ZONING – PLAIN TOWNSHIP

The item was withdrawn

Chairman's Time

During Chairman's time, the prepared green space report was discussed. Many questions and comments were brought to the attention of the Commission members. Several areas of interest that might need to be modified included the fees that would be paid to the township, right-of-way consideration, public space vs. common space, and public vs. resident only access to facilities. Mr. Steiner stated that the Greenspace committee would meet again at a later date and prepare a revised document for discussion. Mr. Steiner also stated that Linda Holmes would be consulted with for legal matters.

It was decided that the next meeting would be held on August 10, 2004 at 7:00p.m.

Mrs. Schuerman made a motion to hire Mr. Steiner as full time director of the Wood County Planning Commission. Mr. Ewald seconded the motion with commission members in full support.

There being no further discussion at this time, the meeting stood adjourned with a motion from Mr. Ewald. Mrs. Schuerman seconded the motion with commission members in full support.