



**WOOD COUNTY PLANNING COMMISSION  
AGENDA**

**JULY 10, 2012**

**5:30 PM**

The Wood County Planning Commission will meet in regular session on Tuesday, July 10, 2012 at the County Office Building in Bowling Green, Ohio. The time of this meeting is 5:30pm. A suggested agenda follows:

Approval of the June 2012 Planning Commission meeting minutes.

**OLD BUSINESS**

**NEW BUSINESS**

**WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT**

Staff activities for May and June 2012 will be reviewed.

**PERRYSBURG TOWNSHIP – ZONING**

The Perrysburg Township Zoning Commission has submitted a major change to the existing Woodmont Development. The particular change(s) consist of converting a series of existing 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. These major changes occur 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 Route 20.

**PERRYSBURG TOWNSHIP – SUBDIVISION**

National Survey Service has submitted a final plat entitled "Emerald Lakes Plat 3" for final review and approval. This is the third phase/stage in the Emerald Lakes subdivision which was granted preliminary approval in 2004. The complete subdivision is located in the Northwest Quarter of Section 16 of Perrysburg Township. Plat Three is located in the southwest section of the Emerald Lakes Subdivision and consists of twenty one (21) single family lots and covers approximately 5.8 acres of land.

## **MIDDLETON TOWNSHIP – SUBDIVISION**

A replat of two existing lots in the Riverbend Lakes Subdivision has been submitted for Planning Commission review and approval. Specifically, the replat consists of the existing lots 109 and 110 being combined into one new lot of record. The reason for this replat is that the owners of the lots wish to build a dwelling on both lots, and Middleton Township's current zoning regulations do not allow buildings to straddle lot lines.

## **CHAIRMAN'S TIME**

## **DIRECTOR'S TIME**

## **ADJOURNMENT**

*Please make plans to attend!*

## **ITEM # 1 - PERRYSBURG TOWNSHIP - ZONING**

### **APPLICANT(S)**

Oravec & Associates

5353 Secor Road  
Toledo, OH 43623

Perrysburg Township

26609 Lime City Road  
Perrysburg, OH 43551

### **PROPOSAL**

Applicants have submitted a major change to the Planned Unit Development (PUD) of Woodmont in Perrysburg Township. Specifically, the applicants are requesting permission to adjust the density of the existing PUD footprint and change the buildings where the dwellings are to be located at from two stories to one story buildings with two car garages attached. The applicant has also requested that the multi family portion of the PUD footprint be renamed "Barrington Place 2", and that the four (4) existing single family lots in Woodmont Plat 5 be reconfigured to accommodate the orientation of Basswood Drive.

### **LOCATION**

The PUD Footprint is located in the larger Market Centre and Woodmont developments, which are located in Road Tracts 2 and 3 of Perrysburg Township. More specifically, the Footprint is in the northwest corner of the development and abuts the Lowes Store to the north.

### **LAND USE AND ZONING**

The property is currently zoned PUD-RS. Lands to the north in the Market Center Plaza are zone commercial, and lands to the south, east, and west of the subject development parcel are all zoned PUD-RS. Land use in the area is medium to high density residential with commercial uses occurring to the north of the development. The Wood County Land Use Plan has designed the area where this parcel is located at as being in an urban in fill area and part of a key corridor (Route 20). There are no floodplains or wetlands on this parcel.

### **ATTACHMENTS**

- A. Location Map
- B. Plat Map

### **STAFF ANALYSIS**

The changes to this PUD Footprint have been deemed as a "major change" by the Perrysburg Township Zoning Commission and as such, requires Planning Commission review and recommendation.

It is important to note that since this item is a PUD, it is subject to Perrysburg Township's PUD requirements, not Wood County's Subdivision Rules and Regulations.

That being said, the changes to the current PUD include adjustments to the density of dwelling units and a reduction in the number of stories for the multi-family buildings from two stories to one story with attached garages.

The applicant has chosen to rename the multi-family portion of the larger Woodmont Development "Barrington Place 1 and 2" as opposed to the current name of "Woodmont Place". The applicant has also reconfigured four of the single family lots in Woodmont 5 to conform to the orientation of Basswood Drive. The changes meet Perrysburg Township's PUD requirements.

Perrysburg Township has expressed concern over the fact that this new proposal will increase the density of this portion of the Woodmont Development to approximately 5.8 units per acre. The township has also communicated concern to the Planning Commission over the fact that this new proposal will not allow Kenhurst Lane to connect with the Woodmont Development. Currently Kenhurst Lane runs from the Oakmont Subdivision easterly into the Woodmont Development. Originally Kenhurst Lane was to be tied into Woodmont Drive to allow traffic circulation through the area. With this current proposal, Kenhurst Lane terminates at the western border of the Woodmont Development. The last concern the township has expressed is the confusion that has been created as each major change to the original PUD Footprint of Woodmont has been submitted. The township feels it would be far less confusing and more practical to have the applicants essentially "start over" with the undeveloped land left in the Woodmont Subdivision by submitting a new footprint for the entire undeveloped area of Woodmont. This would clear up the confusion that has been generated by the submittal of multiple changes to the originally approved PUD Footprint.

#### **STAFF RECOMMENDATION**

In the Planning Commission Director's opinion, the requested changes do constitute a major PUD change. It is also the opinion of the Director that the development of multifamily housing is a good fit for this area of the Woodmont Development.

That being said, it is also the opinion of the Director that the concerns raised by the township are valid ones that warrant serious consideration. From the standpoint of the Planning Commission Office, the idea of having a new, redesigned plan for the remaining undeveloped land in the Woodmont Subdivision is a sound idea. This would eliminate the continued confusion caused by the submittal of multiple footprint alterations. The issue of Kenhurst Drive being cut off from the development is also a concern. While not a major artery, it is in fact being cut off and will alter the traffic flow in the subdivision. If the township does decide to allow Kenhurst Drive to be cut off then at a minimum the applicants should have to install a cul de sac or similar turnaround design at the terminus.

As stated above, this is a PUD Footprint and as such, Perrysburg Township will make the ultimate decision as to how to handle this footprint change.

With that, it is the recommendation of the Planning Commission Staff that the Planning Commission recommend to Perrysburg Township that the township deny this footprint alteration and instead require the applicants to submit a new development plan for the remaining undeveloped land in Woodmont.

## **ITEM # 2 – SUBDIVISION – PERRYSBURG TOWNSHIP**

### **APPLICANT(S)**

National Survey Service  
(Walt Opaczewski)

P.O. Box 184  
Waterville, OH 43566

### **PROPOSAL**

Applicant has submitted a final plat entitled “Emerald Lakes Plat Three” for final review and approval. This is the third phase of the Emerald Lakes Subdivision which was granted preliminary approval in 2004. Plat Three consists of twenty one (21) single family zero lot line lots, two (2) open space lots and covers approximately 5.8 acres of land.

### **LOCATION**

The plat is located in the Northwest Quarter Section 16 of Perrysburg Township. More specifically, the plat is located in the southeast portion of the plat of Emerald Lakes. Thompson Road is approximately one mile to the east, Eckel Junction Road is approximately 1200 ft. to the north and the Eckel Trace Subdivision is located directly to the west.

### **LAND USE AND ZONING**

The property is currently zoned PUD-RS. Lands to the north in the Market Center Plaza are zoned commercial, and lands to the east are zoned PUD-RS. Lands to the west are zoned R-3 Suburban Residential. Lands to the south are zoned A-1 Agricultural. Land use in the area is medium to high density residential with commercial uses occurring to the northeast of the plat. The Wood County Land Use Plan has designed the area where this parcel is located at as being in an urban in fill area. There are no floodplains or wetlands on this parcel, and all utilities are in place.

### **ATTACHMENTS**

- C. Location Map
- D. Plat Map

### **STAFF ANALYSIS**

This particular plat is somewhat unusual in the way it was originally planned and approved. The development of Emerald Lakes was set up as a PUD with a platting provision. The Perrysburg Township Zoning Commission and Trustees reviewed the entire plat – footprint in 2004. At that time they granted approval to the footprint which included the zero lot line lots that are shown in this current plat – footprint. Since part of this original approval at the township included the provision to plat the lots in the development, and since there are no deviations from the originally approved development with this phase, this newest phase is treated as a plat.

In regards to the specifics of this newest phase, it contains a total of twenty one (21) single family lots and covers approximately 5.8 acres of land. Plat improvements include: one (1) street with 60 ft. of right of way and 25 ft. of back to back paving with curbs and gutters, all utilities and open space buffer lots including the extension of a walking – bike trail. Additionally, escrow agreements for the sidewalks that are to be installed as these lots are built on are already in place.

As for plat errors, the only items that were discovered is that the second to last text line under the legal description section of the plat, there is reference to a survey that occurred in August 2012. This is likely an error and needs clarified. The other item needing clarification is in regards to a temporary turn around easement at the end of Turnbridge Drive. The plat notes that Turnbridge Drive as it is shown on this plat terminates into Buffer Lot GG, which likely serves as a temporary turnaround, however it is not noted on the plat drawing.

### **STAFF RECOMMENDATION**

The plat as presented is the same as the plat that was granted preliminary approval in 2004. It is also the same design and layout as what was approved as a PUD by Perrysburg Township in 2004.

Based on this, it is the recommendation of the Wood County Planning Commission Staff that the Wood County Planning Commission grant final approval to this phase of Emerald Lakes with the suggestion that the approval be conditional upon the correction – clarification of the two above noted items.

### **ITEM # 3 – SUBDIVISION – MIDDLETON TOWNSHIP**

#### **APPLICANT(S)**

Craig and Rachel Roudebush

3325 Dunmore Ave.  
Canton, OH 44708

Feller Finch & Associates

1683 Woodlands Drive  
Maumee, OH 43537

### **PROPOSAL**

Applicant has 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, they need to combine both lots into one new lot of record. The way to achieve this is to replat the existing lots.

### **LOCATION**

As noted above, the subject lots are located in the Riverbend Lakes Plat One subdivision in Middleton Township. More specifically, the replat is located on the south side of Grand Bank Way. Farewell Drive is 100 ft. to the west, and River Road/State Route 65 is approximately 177 ft. to the west.

## **LAND USE AND ZONING**

The lots are currently zoned R-3 Residential and all adjoining property is also zoned R-3 Residential. There are no floodplains or wetlands on these lots, and the Wood County Comprehensive Land Use Plan has designated the area where these lots are located as being in a Small Town Expansion Area. Land use in the area consists of medium density residential uses.

## **ATTACHMENTS**

- E. Location Map
- F. Plat Map

## **STAFF ANALYSIS**

As stated above, this item consists of combining the existing lots 109 and 110 in Riverbend Plat One into one new lot. Since these two lots currently exist as lots within a platted subdivision, a replat needs to occur in order to combine the two lots into one lot. The circumstances prompting this combination of existing lots is that Middleton Township currently does not allow a dwelling or structure to straddle across lot lines. The owners of these lots wish to build on both lots, therefore need the lots combined into one lot.

The lots are unimproved at this point in time with no structures located on them. All utilities are available to the lots and the street to access them is completed. No other changes in regards to easements are being made with this replat.

The Engineer's Office has reviewed this replat and provided the Planning Commission Office with a list of errors found on the plat. This list, along with errors found by the Planning Commission Staff were forwarded to the engineer of the plat, and a new, corrected version was submitted.

## **STAFF RECOMMENDATION**

Since the only change occurring is that two existing lots are being merged into one new lot in order to meet the Middleton Township Zoning requirements, and since all lot improvements have already occurred, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission recommend approval of this replat.