

## **Wood County Planning Commission**

### **March 2, 2004**

The Wood County Planning Commission met in regular session on Tuesday, March 2, 2004 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, Phil Bresler, Tim Brown, John Brossia, Jim Carter, Richard Kohring, Alvin 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, 38 guests were present.

Chairman Kohring called the meeting to order. Upon calling the meeting to order, a motion was made by Mr. Bresler to approve the January 6, 2004 Planning Commission meeting minutes. Mr. Allion seconded the motion with the Commission members in full support.

#### **Old Business:**

#### **New Business:**

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

Mr. Steiner began by stating that the majority of the month was spent preparing annual reports for the Wood County Enterprise Zone Program. Mr. Steiner noted that the Annual Tax Incentive Review Council(TIRC) meeting would be held on March 10, 2004. Mr. Steiner further stated in regards to community development, the first public hearing for the FY04 CDBG formula program had been conducted, and the environmental review process for the FY03 program had begun. Mr. Steiner then mentioned pertaining to economic development, that a new Enterprise Zone was processed for Daimler Chrysler in Perrysburg Township. Mr. Steiner then noted the planning and zoning activities included working with the Commissioners to update the floodplain regulations.

#### SUBDIVISION – MIDDLETON TOWNSHIP

Riverbend L.L.C. of Northwest Ohio had submitted two(2) versions of a preliminary plat entitled “Riverbend Lakes” for review and approval.

Mr. Steiner began his review and discussion of the item by describing the current proposal and location of the plat. Mr. Steiner described the two (2) new plats, of Plat I, that were submitted for the March 2004 Planning Commission Meeting. Mr. Steiner noted the difference between the two plats was the implementation of a stub street for further expansion in the future. Mr. Steiner then mentioned the plat details and improvements which included three detention ponds, curbs, pavement, right of way, sidewalks, sanitary sewers, public water, all utilities, and street lighting and signs. Mr. Steiner indicated that a phase 1 environmental and wetlands assessment was completed

for the property, and results indicated that no unusual environmental conditions exist on the property. Mr. Steiner concluded by noting that the core problem associated with both versions of the plat involves the implementation of turn lanes. Mr. Steiner noted that the Ohio Department of Transportation (ODOT) is still waiting for the results of a traffic study to be conducted which will determine the number of lots which will be allotted.

When the item was turned over to Commission member for review and discussion, Mr. Craig Harris, developer of the plat was asked if he had any comments he wanted to make to the Commission. Mr. Harris stated the reason he was here was to request an amendment to the preliminary plan that was approved last April. Mr. Harris noted a brief history of the approval process which has taken place since the original proposal. Mr. Harris mentioned several options that he was looking at to gain final approval. Mr. Harris stated that the county did have the option of eminent domain. Mr. Steiner stated that upon final approval of Plat I, there would be a large open space that couldn't be tied into the development. Mr. Harris said that it could. Mr. Allion stated that since the preliminary plat had been approved, the entire area would be looked at for a revision to the preliminary. Mr. Kohring asked if Lots 22 and 77 would be reserved for future expansion. Mr. Harris stated that the Wood County Engineers Office would choose the lots. Mr. Bressler noted the issue of eminent domain was a red flag. Mr. Brossia asked if development could proceed without ODOT permission. Mr. Steiner stated that the development would have to be approved again with fewer lots. Mr. Brossia asked if development could proceed without required turn lane. Mr. Harris stated upon the traffic study, a certain number of lots would not require a turn lane.

When the item was turned over to the audience for review and discussion, Middleton Township Resident, Mr. Bob Lengel stated the turn lane encourages future development and it should not be implemented. Mr. Lengel further stated that no stub street is a violation of the County's safety philosophy, by not connecting with future development. Mr. Richard Wolf, representing Mr. William Spangler, asked if ODOT was aware of the location of the proposed drive to Riverbend. Mr. Harris stated it was the only acceptable drive. Mr. Spangler stated that is an extremely dangerous section of River Road. Mr. Kohring stated the location has been approved. Mr. Jim Bostdorff, Middleton Township Trustee, stated that he would like to see the turn lane and stub street for safety. Mr. Bostdorff also stated that he would like more green space for family activities. Mr. Bostdorff concluded that he would like to see an access road for the development of the project. Mr. Harris stated the last development incorporated a construction zone. Mrs. Schuerman asked what the number of cars that could be in the turn lane. Mr. Harris stated the number that ODOT requires is based on peak traffic. Mrs. Penny Getz stated that as a Middleton Township Trustee she wanted to see safety. Mr. Brown stated that the zoning had been changed by the Township to allow housing and the issue in question is the plat amendment. Mr. Brown asked if there would be a homeowners association. Mr. Harris stated there would. Mr. Perkins asked if a school bus could turn around on Amber Court. Mr. Harris stated they meet regulations of the county. Mrs. Schuerman asked if there was a walking path. Mr. Harris stated there was not one included but there was one that joined to the plans for residents to use the other developments. Mrs. Karen Ross, of Middleton Township, asked if residents had access to other developments should stub street be mandatory. Mr. Kohring stated that he did

not see the connection of these two issues. Mr. Harris stated that 150 acres of the 485 acre have been acquired.

When the item was turned over to Commission members for a motion, Mr. Allion stated that the Commission was faced with a decision to approve or give an alternate approval to an issue they don't want to, based on past decisions. Mr. Allion noted the issue was to have the subdivision as a stand alone development. Mr. Allion stated if the stub street was approved by the Commission, ODOT would not approve development without the turn lane. Mr. Perkins stated that the issue of eminent domain would not be addressed. Mr. Brossia made a motion to accept the version of the plat which contained a stub street to the east as an alternate version of the plat, should the developer be unable to acquire the right of way necessary to construct the turn lanes on State Route 65. Mr. Allion seconded the motion. Mr. Brossia stated that conditions of the approval were 1) if the alternate version of the plat is to be used, than a reservation must be placed on a Lot in the eastern portion of the plat for a period of three (3) years. Commission members responded with a vote of 6 in favor, and 1 opposed to grant preliminary approval.

#### ZONING – PERRYSBURG TOWNSHIP

A request was made from the Perrysburg Board of Education to rezone approximately 9.8 acres of land in Section 17 of Perrysburg Township from A-1 Agricultural to R-3 Residential.

Mr. Steiner began review and discussion of the item by explaining to Commission Members the location of the request. Mr. Steiner stated the Perrysburg Board of Education requested this change for the sale of the 9.8 acres to the developers of Eckel Trace Subdivision. Mr. Steiner noted that this addition to Eckel Trace would be used as green space which was required by the commission. Mr. Steiner also noted that utilities are available to this property. Mr. Steiner concluded that the property was located in the residential designation of the Comprehensive Plan.

When the item was turned over to the Commission members for review and discussion, Mrs. Schuerman made a motion to approve the request based on previous recommendations by the commission. Mr. Brown seconded the motion with Commission members in full support.

#### SUBDIVISION – PERRYSBURG TOWNSHIP

A revised preliminary plat entitled “Eckel Trace Subdivision” by West Valley Development, Inc., had been resubmitted for review and approval. The preliminary plat was conditionally accepted at the September 2003 meeting; resubmitted at the December 2003 meeting, and was again conditionally accepted. Significant changes have occurred to the plat since the December 2003 meeting, and Planning Commission review was needed again.

Mr. Steiner began review and discussion of the item by describing to Commission Members the current proposal and location of the request. Mr. Steiner stated changes which included extension of Carronade Drive to Route 199, additional green space, and the addition of a storm water retention-detention pond. Mr. Steiner also noted several

improvements such as curbs and gutters, water, sanitary sewer, storm sewers, detention ponds, utilities, streetlights and sidewalks.

When the item was turned over to the Commission members for review and discussion, Mr. Craig Harris, developer, stated that there were a few issues with Ohio Department of Transportation (ODOT). Mr. Harris stated that Corronade Drive would be installed up to the right of way. Mr. Harris stated that 20' (feet) right of way could be gained from the Perrysburg Board of Education. Mr. Kohring asked what the size of green space was. Mr. Dave Sansholtz, Poggemeyer Design Group, stated the dimensions which were adequate to Wood County standards.

There being no further discussion of the item, Chairman Kohring called for a motion. Mr. Carter made a motion to for approval. Mr. Schuerman seconded the motion with Commission members in full support.

### ZONING – LAKE TOWNSHIP

An application was submitted by the Northwest Water and Sewer District to rezone approximately 7.3 acres of land in Section 2 of Lake Township from B-1 Neighborhood Business and R-2 Residential to M-2 Industrial. The purpose of this request was to allow the property to be sold to a firm that wished to utilize the property for general contractor use.

Mr. Steiner began his review and discussion of the item by describing the current zoning and location of the property. Mr. Steiner stated the intended use was for general contractor. Mr. Steiner noted that this was a permitted use in Lake Township under a M-2 zoning classification. Mr. Steiner stated that there was a wide array of land use in this area including residential and commercial. Mr. Steiner noted that utilities were available to the property.

When the item was turned over to the Commission members for review and discussion, Mr. Kohring asked if Industrial zoning would be surrounded by residential zoning. Mr. Steiner stated that was correct. Mr. Brown asked what current use of the B-1 Neighborhood Business was. Mr. Steiner stated that it contained an access driveway. Mr. Brown asked what position of Township was. Mr. Steiner stated they the Township has not indicated. A representative of the Northwest Water and Sewer District stated that the N.W.S.D. current use was equipment storage and it would not be appropriate for residential.

There being no further discussion at this time, Mr. Brown made a motion for the Planning Commission to recommend that the township approve the request. Mr. Carter seconded the motion with Commission members in full support. Mr. Kohring asked about opening property up to heavy manufacturing use (M-2). A Resident requested a mound and trees be put in as a buffer. Mr. Steiner stated a buffer was a requirement for Lake Township Zoning. Mr. Allion asked about another recommended use for the property. Mr. Steiner stated it could be used as a conditional use under a B-3 Commercial. The Planning Commission recommended to the Township that they consider a conditional use under B-3 Commercial.

## ZONING – LAKE TOWNSHIP

The Lake Township Trustees submitted a series of amendments to the current Zoning Resolution. The amendments included the addition of a new zoning district: R-1A Residential, and a series of permitted and conditional uses for the new district.

Mr. Steiner began review and discussion of this item by explaining to Commission members the new zoning district classification and the reason for the request. Mr. Steiner stated the new classification would allow Lake Township to offer individuals smaller lot requirements, while also ensuring two family dwellings are only permitted under the R-2 zoning classification. Mr. Steiner recommended approval of the amendment.

When the item was turned over to the Commission members for review and discussion, Mr. Brown made a motion to approve. Mr. Bresler seconded the motion with Commission members in full support.

## CENTER TOWNSHIP

This item was withdrawn

### **Chairman's Time**

During Chairman's Time, Chairman Kohring stated that there was information from Andrew Kalmer regarding Federal Fair Labor Standard requirements regarding compensatory time that needed enacted. Chairman Kohring continued with the Fair Labor Standard Classifications which are as follows: Planning Director classified as Administrative exemption, Planner and Administrative Assistant classified as Non-exempt status. Chairman Kohring noted that classifications met the Federal Labor Standards Act prescribed tests. Chairman Kohring stated several considerations he felt: planning commission present and future budget as well as work performance. Mr. Brown made a motion to approve the standard classifications and to clarify the classifications. Mr. Bresler seconded the motion with the Commission members in full support.

There being no further discussion at this time, the meeting stood adjourned after a motion from Mr. Perkins and a second from Mr. Brossia.