

Wood County Planning Commission May 4, 2004

The Wood County Planning Commission met in regular session on Tuesday, May 4, 2004 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, Phil Bresler, Jim Brossia, Chris Ewald, Patrick Fitzgerald, Richard Kohring, Tom Weidner, Jim Carter, and Donna Schuerman. Planning Commission staff in attendance was: David Steiner, Kelly Moore, and Cheryl Riffner. In addition to Planning Commission members and staff, 27 guests were present.

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

New Business:

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

Mr. Steiner began his review and reported that an essay had been attached to the activities report, which summarized the State Route 25 future Overlay District planning, which had occurred with Middleton, Center, and Plain Township. Mr. Steiner stated that Freedom Township received assistance updating their current Zoning Resolution from the Planning Commission. Mr. Steiner stated that two meetings were held with Center, Middleton, and Plain Township regarding the implementation of an Overlay District along State Route 25. Mr. Steiner reported that the FY04 CDBG "Formula" Applications had been mailed to Wood County Political Subdivisions and Mr. Steiner and Miss Moore had attended the mandatory CDBG Training session in Findlay. Mr. Steiner also noted that assistance had been provided to Townships and Villages with questions regarding the FY04 "Formula" applications. Mr. Steiner reported that a draft copy of the new floodplain regulations was prepared for review and circulation. Mr. Steiner concluded that 14 parcel splits and one combination had been completed totaling 45 acres, and 32 rural addresses had been issued.

ZONING – PERRYSBURG TOWNSHIP

McCarthy Builders, Inc. had submitted a request to rezone approximately 56 acres of land in Section 16 of Perrysburg Township from an A-1 Agricultural Zoning Classification to a PUD-RS Zoning Classification.

Mr. Steiner began his review and discussion and mentioned that in addition to the rezoning request, a preliminary PUD footprint had been submitted for review. Mr. Steiner reported that the property in question was located in the Northwest quarter of Section 16, Perrysburg Township. Mr. Steiner noted that the property was located on the South side of Eckel Junction Road, Thompson Road was $\frac{3}{4}$ of a mile to the East, Roachton Road was 1 mile to the south, Wexford Subdivision was located to the East, and the City of Perrysburg was to the North. Mr. Steiner stated that the property was currently zoned A-1 Agricultural as well as the property to the South. Mr. Steiner noted

that property to the West was zoned R-3 Residential and land to the North was in the City of Perrysburg. Mr. Steiner stated that the proposed PUD consisted of 192 single family lots, which covered approximately 56 acres. Mr. Steiner reported that PUD improvements consisted of 25' of pavement with back to back curbs and gutters, 60 feet of right of way, sanitary sewers, storm sewers, two storm-water retention-detention ponds, waterlines, all utilities, 8' utility easements, stub streets to the east and west, open space, and a buffer around the perimeter of the PUD. Mr. Steiner stated deficiencies were; no labeling of storm sewer placement or sidewalks, no indication that PUD temporary turnarounds at stub streets, and no depiction of a typical street cross section. Mr. Steiner concluded a preliminary review of the rezoning and footprint was being conducted and it would come back to the Planning Commission members for a final footprint and rezoning review, which would be recommended to the township. Mr. Steiner noted that the density of the PUD should be considered.

When the item was turned over to the Commission members for review and discussion, Mr. Weidner asked how green space was incorporated. Mr. Steiner stated that the green space met Perrysburg Township requirements. Mr. Kohring asked if ponds were considered open space how were they accessible. Mr. Brian McCarthy, McCarthy Builders, Inc. stated pond access was for lots with access. Mr. Ewald asked how density compared to the surrounding development. Mr. Steiner stated density was comparable to surrounding development, the same density of Woodmont, but more dense than Eckel Trace. Mr. Bresler asked if the pond's purpose was for run off. Mr. Steiner stated yes. Mr. Weidner asked what type of building would fit on lot. Mr. McCarthy stated building were 42' to 44' wide with a 5 foot side yard, and 3.39 units per acre. Mr. Kohring stated the pond was to the benefit of the individual lot owner and not the community. Mr. McCarthy stated that the green space at the front of the community could be minimized and access could be provided for community members. Mr. Kohring stated no open space was community oriented. Mr. Ewald asked who was responsible for maintenance. Mr. McCarthy stated the association would perform maintenance. Mr. Weidner stated association fees paid by whole community should not be used to maintain ponds. Mr. Fitzgerald stated two lots could be dedicated toward common space for community. Mr. Kohring asked what average depth of pond was. Mr. McCarthy stated 17'. Mr. Fitzgerald stated adults need outside activity space as well as families.

When the item was turned over to the audience for review and discussion, Mr. Grant Garn, Perrysburg Township Zoning Inspector, reported many individuals have commented Perrysburg Township on the implementation of bike/walking trails. Mr. Mark Lajoie, Neiderhouse Road resident, asked if sidewalks were included in subdivision. Mr. Kohring stated yes. Mr. Lajoie stated the subdivision was too dense for the area. Mr. Garn stated that Perrysburg Township had dedicated money to rework the zoning resolution. Mr. Ewald asked if preliminary approval would be granted. Mr. Steiner reported that a recommendation would be given to the township for the rezoning and the footprint. Mr. Fitzgerald questioned if a turn lane would be required. Mr. Steiner stated that right-of-way had been dedicated for a turn lane.

When the item was turned over to the Commission members for a motion, Mr. Ewald made a motion to recommend to Perrysburg Township that the township deny the preliminary PUD footprint, and also the request to rezone the 56 acres of the underlying PUD footprint from A-1 Agricultural to a PUD-RS. Mr. Bresler seconded the motion with a vote of 5 in favor, 3 opposed, Mr. Allion, Mr. Brossia, and Mr. Fitzgerald, motion carried.

ZONING – PERRYSBURG TOWNSHIP

Visconsi Land Co. Ltd had submitted a request to rezone approximately 28 acres of land in Section 18 of Perrysburg Township from R-2 Residential, A-1 Agricultural, and C-2 Community Business District, to a C-3 Highway Business District.

Miss Moore began her review and discussion and reported that the property was located in the Northeast quarter of Section 18, Perrysburg Township. Miss Moore stated that Eckel Junction was located directly to the North, North Dixie Highway was located directly to the West, State Route I-475/U.S. 23 was to the South, and State Route 75 was located approximately 1 mile to the East. Miss Moore stated that the property was currently zoned R-2 Suburban Residential, A-1 Agricultural, and C-2 Community Business District. Miss Moore reported that lands to the North and West were zoned C-1, C-3, and C-5 Commercial, also R-2 and R-4 Residential, and lands to the East were zoned R-2 Residential. Miss Moore noted that no environmental constraints were on the property and the utilities would be obtained from the City of Perrysburg once annexed. Miss Moore noted that the Wood County Comprehensive Plan had designated the property as being in a residential area and an expansion area of the City of Perrysburg.

When the item was turned over to the Commission members for review and discussion, Mr. Ewald questioned if the East property line was drainage. Miss Moore stated a ditch ran to the East of the property and to the West of Calendar Corner. Mr. Ewald stated this provided a buffer strip as well.

When the item was turned over to the audience for review and discussion, Mr. Lane Williamson, who represented the developer, stated the issue of annexation was addressed as a coordinated effort to get the property rezoned while the annexation into the City of Perrysburg was pending. Mr. Williamson reported that the City of Perrysburg and Perrysburg Township commonly supported the annexation of this property. Mr. Williamson noted that the property was consistent with the city's comprehensive plan. Mr. Ewald questioned Mr. Garn if the City and Township were in agreement. Mr. Garn stated yes.

When the item was turned over to the Commission members for a motion, Mr. Fitzgerald made a motion to recommend that Perrysburg Township approve the request to rezone the 28.936 acres of land from R-2 Suburban Residential, A-1 Agricultural, and C-2 Community Business District to a C-3 Highway Business District. Mr. Brossia seconded the motion with the commission members in full support.

SUBDIVISION – PERRYSBURG TOWNSHIP

Edward Rose Properties submitted a final plat dedicating additionally required right-of-way dedication along Tracy Road in Section 36 of Perrysburg Township.

Mr. Steiner began his review and discussion and reported that the proposal was at the site of a PUD footprint that was reviewed and subsequently denied at the March 2003 Planning Commission meeting. Mr. Steiner stated that Perrysburg Township ultimately approved the rezoning request, and the current right-of-way dedication along Tracy Road was the result of a condition of approval placed upon the PUD footprint by Perrysburg Township. Mr. Steiner reported that the right-of-way dedication was located along the west side of Tracy Road in Section 36 of Perrysburg Township. Mr. Steiner stated The Victory Place Subdivision was located directly South of the dedication, Oregon Road was

located approximately one quarter mile to the East, and State Route 795 was located one half mile to the North.

When the item was turned over to the Commission members for review and discussion, Mr. Carter asked Mr. Allion if the 20' would be adequate for the future. Mr. Allion stated it would be adequate. Mr. Fitzgerald made a motion to approve the final plat, which dedicated the additional required right-of-way along Tracy Road. Mrs. Schuerman seconded the motion with commission members in full support.

ZONING – TROY TOWNSHIP

James Chambers submitted an application to rezone approximately 3.8 acres of land in Section 34 of Troy Township from C-1 Commercial to A-1 Agricultural.

Mr. Steiner began his review and discussion, and reported the purpose of the request was that the applicant wished to sell the property for single family use, and needed the property rezoned to a less intensive zoning classification which would permit residential use. Mr. Steiner noted current use of the property was an auto body shop. Mr. Steiner reported that lands to the North, South, East, and West were zoned A-1 Agricultural. Mr. Steiner noted that land use in the area was predominately agricultural and single family residential, and the Eastwood School Complex was located to the West as an institutional use. Mr. Steiner stated that the Wood County Comprehensive Land Use Plan had designated the area as being in an agricultural area and that there were no environmental constraints on the property.

When the item was turned over to the Commission members for review and discussion, Mr. Kohring asked why it would be rezoned to agricultural rather than residential. Mr. Steiner stated surrounding area comprises of Agricultural zoning. Mr. Ewald asked if body shop would be a grand fathered use for agricultural. Mr. Steiner reported that it would be a nonconforming use. Mrs. Schuerman stated the body shop was located in a barn and the property should be agricultural. Mrs. Schuerman made a motion to recommend that Troy Township approve the request to rezone the 3.8 acres of land from C-1 Commercial to an A-1 Agricultural zoning classification. Mr. Carter seconded the motion with commission members in full support.

ZONING – PLAIN TOWNSHIP

Michelle S. Green submitted an application to rezone 12.43 acres of land in the Southeast quarter of Section 36, Plain Township from an A-1 Agricultural zoning classification to a C-1 Commercial zoning classification.

Mr. Steiner began his review and discussion by stating the purpose of the request was that the applicants wished to use the property for self-storage units and other commercial uses not yet determined. Mr. Steiner reported that the parcel was located at the Southwest corner of U.S. Route 6 and Dixie Highway in the SE ¼ of Section 36, Plain Township. Mr. Steiner stated that Kramer Road was located approximately ½ mile to the South, Gypsy Lane was ½ mile to the North, and Rudolph Road was one mile to the West. Mr. Steiner reported that the Wood County Comprehensive Land Use Plan had designated the area as being located in a commercial area, an employment opportunity corridor, a residential area, and an expansion area for the City of Bowling Green. Mr. Steiner also noted that utilities also needed to be taken into consideration. Mr. Steiner reported that utilities were available to the parcels but there was a significant amount of

bedrock on the location. Mr. Steiner stated access to the parcel needed consideration. Mr. Steiner noted that State Route 25 was a limited access highway. Mr. Steiner concluded that work would have to be done with the Ohio Department of Transportation regarding access.

When the item was turned over to the Commission members for review and discussion Mr. Allion asked if there was a different zoning classification that should be considered. Mr. Steiner stated there was not. Mr. Allion asked if City of Bowling Green could choose which commercial zoning classification they wanted. Mr. Steiner stated he thought the City would have to rezone the parcel. Mr. Bresler made a motion to recommend that Plain Township approve the request to rezone the 12.43 acres of land from A-1 Agricultural to C-1 Commercial. Mr. Weidner seconded the motion with commission members in full support.

SUBDIVISION – PLAIN TOWNSHIP

Legend Development LTD. submitted a preliminary plat entitled “Timber Ridge Subdivision”, for preliminary review and approval. The plat was located in the Southeast quarter of Section 22, Plain Township.

Mr. Steiner began his review and discussion, and stated Timber Ridge Subdivision contained 47 single family lots in two phases, and covered approximately 18 acres. Mr. Steiner reported that the proposed plat was located in the Southeast quarter of Section 22, Plain Township. Mr. Steiner noted that Gorrill Road bordered the property to the North, Bowling Green Road West bordered the property to the South, and Mitchell Road was to the East. Mr. Steiner stated the plat was reviewed and the commission recommended approval to Plain Township. Mr. Steiner stated that plat would eventually be annexed into the City of Bowling Green. Mr. Steiner noted that plat would be developed subject to the City of Bowling Green’s subdivision regulations. Mr. Steiner reported that the proposed plat improvements included public water, sanitary and storm sewers, sidewalks, street lighting, 25’ paving with back-to-back curbs and 60’ right-of-way, storm water detention ponds, open space, and all utilities. Mr. Steiner stated the developer was requesting a waiver for a 25’ front yard setback rather than a 50’ setback, and a 30’ rear yard setback rather than 10’ for lot size. Mr. Steiner stated that developer had also requested minimum lot area of 9,000 sq. ft. rather than 10,000 sq. ft. Mr. Steiner reported that plat deficiencies included no anti access easement labeled along Gorrill and Mitchell Roads, sidewalks are listed on the proposed plat improvements but are not shown on the plat drawing, stub streets are shown to the south and west of the plat, but no indication of temporary turnarounds is noted.

When the item was turned over to the Commission members for review and discussion, Mr. Kohring asked where green space was located. Mr. Steiner stated green space was centralized in wooded area. Mr. Ewald asked how access would be directed to green space. Mr. Dave Saneholtz, Poggemeyer Design Group, stated the centrally located wooded lot would be used for green space. Mr. Saneholtz reported that access would be achieved with a temporary street. Mr. Bob Spitler stated that the township had approved the rezoning for the south but requested withdrawal of the Southern half until a plat was designed. Mr. Spitler stated further development would be similar to Plat I. Mr. Steiner asked if withdrawal of Southern half made parcel non-contiguous. Mr. Spitler stated part to the south would not be contiguous. Mr. Steiner noted that Plain Township

had not yet rezoned the parcel to R-1 zoning classification, thus, any motion made would be contingent on the township decision.

When the item was turned over to Commission members for a motion, Mr. Fitzgerald made a motion to recommend that Plain Township approve the preliminary plat entitled Timber Ridge Subdivision. Mrs. Schuerman seconded the motion with Commission members in full support.

ZONING – FREEDOM TOWNSHIP

Freedom Township Trustees submitted a series of amendments to their current zoning resolution for review and approval.

Mr. Steiner began review and discussion and reported that Freedom Township had submitted amendments, which consisted of the addition of the definitions car wash and self-service facility to the zoning resolution. Mr. Steiner stated that Freedom Township proposed that car washes will be permitted in a B-2 Commercial District and as a conditional use in C-1 Commercial District. Mr. Steiner stated self service storage facility was to be a conditional use in the Township's B-1 and B-2 Commercial districts, and also a conditional use in M-1 Industrial district.

When the item was turned over to the Commission members for a motion, Mr. Carter made a motion to approve the request. Mrs. Schuerman seconded the motion with Commission members in full support.

Director's Time:

During director's time, Mr. Steiner stated that a draft copy of the updated floodplain regulations had been prepared. Mr. Steiner reported the draft would have to be officially adopted before they could be acted upon. Mr. Carter questioned if there was a time schedule that the Planning Commission would like to follow. Mr. Steiner stated that he would consult with the Ohio Department of Natural Resources to see adoption process. Mr. Steiner stated he would like to have the regulations adopted by September or October. Mr. Steiner also noted that June planning commission meeting would include Block Grant. Mr. Fitzgerald questioned who would oversee no net loss regulation. Mr. Steiner stated a private engineer. Mrs. Schuerman mentioned that thought should be given to green space. Mr. Carter stated a 3-ring binder should be started to hold information that could be used to update the comprehensive plan.

After documents were dispersed, the meeting stood adjourned after a motion from Mrs. Schuerman and a seconded from Mr. Bresler.