

Wood County Planning Commission
May 3, 2005

The Wood County Planning Commission met in regular session on Tuesday, May 3, 2005 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, Tim Brown, Jim Carter, Chris Ewald, Ray Huber, Pat Fitzgerald, Richard Kohring, Alvie Perkins, Donna Schuerman, and Tom Weidner. Planning Commission staff in attendance was: David Steiner, Kelly Moore, and Cheryl Riffner. In addition to Planning Commission members and staff, 20 guests were present.

Chairman Weidner called the meeting to order. Upon calling the meeting to order, a motion was made by Mr. Kohring to approve the April 2005 Planning Commission meeting minutes. Mr. Carter seconded the motion with Commission members in full support.

New Business:

ZONING – PERRYSBURG TOWNSHIP

William J. Wolf and Antoinette Wolf submitted a request to rezone approximately 41 acres of land from an A-1 Agricultural zoning classification to a R-3 Suburban Residential zoning classification. The applicants stated that they wished to develop a single-family residential subdivision with approximately ninety (90) lots, and had submitted a corresponding preliminary plat to be reviewed.

Mr. Steiner began his review and discussion and stated that the property was located in the Northeast $\frac{1}{4}$ of section 16, Perrysburg Township. Mr. Steiner stated that Eckel Junction Road was approximately $\frac{1}{4}$ mile to the North, Thompson Road bordered the property to the East, Neiderhouse Road bordered the property to the South, and State Route 199 was located approximately 1 mile to the West. Mr. Steiner reported that the property was currently zoned A-1 Agricultural. Mr. Steiner stated lands to the North were zoned A-1 Agricultural and PUD-RS, lands to the East were zoned A-1 Agricultural and C-2 Business, and lands to the South and West were zoned A-1 Agricultural. Mr. Steiner reported that the Wood County Comprehensive Land Use Plan had designated the area as an employment opportunity corridor and residential area. Mr. Steiner stated major issues to be considered included the adequacy and width of Thompson Road and the density that would be allowed under a R-3 Residential zoning classification.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Ewald asked for the recommendation. Mr. Steiner stated the high density requested could present a problem, but the preliminary plat that been submitted would not meet the maximum density allowed. Mrs. Schuerman questioned if there were concerns about the adequacy of Thompson Road. Mr. Steiner stated there were concerns, but right of way would have to be dedicated if the plat was approved. Mr. Kohring expressed concerns about the adequacy of Thompson and Neiderhouse Roads.

When the item was turned over to the members of the audience for review and discussion, many members of the audience expressed concern about the item. Mr. Kurt Miller, Miller Diversified Company, stated he had requested the R-3 Residential zoning

classification based on the surrounding zoning classifications and the density of the developments that surrounded. Mr. Don Smith, stated he was concerned about safety and the amount of traffic on Thompson Road, and distributed an accident report for 2002 to present day for the area. Mr. Smith stated he was also concerned with the sewer and water facilities to the proposed development. Mrs. Barbara Harbauer stated lands that surrounded the property were comprised mainly of 5-acre lots and she would like to see the same in future development. Mr. Mark Lajoie stated he was concerned with the proposed density and felt a R-1 or R-2 residential density would be more compatible. Mr. Greg Feller, Feller, Finch & Associates, stated the area was slated residential per the Wood County Comprehensive Land Use Plan. Mr. Kohring questioned the density of the PUD-RS development to the North. Mr. Steiner stated that it was essentially an R-3 density. Mr. Tim Brown stated the Planning Commission would only make a recommendation to the Township and that the township has the ultimate authority to rezone property. Mr. Brown reported that the Planning Commission would have the final say in any plat that is submitted. Mr. Fitzgerald stated he would like to know the value of land that surrounded future developments.

When the item was turned over to the Planning Commission members for a motion, Mr. Kohring made a motion to recommend to Perrysburg Township that the Township deny the request to rezone the 40-acre parcel of land from an A-1 Agricultural zoning classification to an R-3 Residential zoning classification, and that the Township consider allowing a mixture of R-1 and R-2 Residential zoning on the property instead. Mr. Perkins seconded the motion. Planning Commission members responded with a vote of 8 in favor, one (1) abstention (Chris Ewald), none opposed, motion carried.

SUBDIVISION – PERRYSBURG TOWNSHIP

Miller Diversified Inc. submitted a preliminary plat entitled “Whispering Woods” for preliminary review. The proposed plat contained ninety (90) single-family lots and covered approximately 40 acres. The preliminary plat was located at the Northwest corner of Thompson and Neiderhouse Roads. The applicant submitted this preliminary plat along with the first agenda item to rezone the property.

When the item was turned over to the Planning Commission members for discussion, Mr. Fitzgerald made a motion to deny the preliminary plat entitled “Whispering Woods” because the property had been denied zoning approval earlier during the Planning Commission Meeting. Mrs. Schuerman seconded the motion, and the Planning Commission members responded with a vote of 8 in favor, one (1) abstention (Chris Ewald), none opposed, motion carried.

ZONING – PERRYSBURG TOWNSHIP

Jerry L. Reitzel of Reitzel Realty, submitted a request to rezone approximately 12.8 acres in the Southeast ¼ of Section 36, Perrysburg Township from a C-2 Commercial zoning classification to a R-5 Residential zoning classification. The purpose of the request as stated by the application, was that the applicant wished to construct luxury apartments on the property.

Mr. Steiner began his review and discussion and stated the property was located near the Northeast corner of Oregon Road and State Route 795 in Perrysburg Township. Mr. Steiner stated that Tracy Road was located approximately one half mile to the East. Mr. Steiner reported that the Walgreens Distribution Center was located directly to the Southwest of the parcel and the Starbright Subdivision was located to the East of the parcel. Mr. Steiner stated the property was currently zoned C-2 Commercial. Mr. Steiner reported that land use in the area was extremely mixed with lands to the South unzoned, land to the West and North zoned I-2 Industrial, and lands to the East in the Starbright Subdivision zoned C-2, R-3, R-4 and R-5 Residential. Mr. Steiner noted that no floodplains or wetlands were on or near the parcel, and the Wood County Comprehensive Land Use Plan had designated the area as an employment opportunity corridor. Mr. Steiner noted two points of consideration were buffers and points of ingress and egress.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Kohring questioned if the point of ingress and egress had been specified. Mr. Sean McMahon, developer of the property, stated that access was restricted to directly across from Starbright Subdivisions access.

When the item was turned over to the Planning Commission members for a motion, Mr. Fitzgerald made a motion to recommend to Perrysburg Township that the Township approve the request to rezone the 12.8 acres parcel of land from a C-2 Commercial zoning classification to a R-5 Residential zoning classification. Mr. Perkins seconded the motion with commission members in full support.

SUBDIVISION – LAKE TOWNSHIP

Feller, Finch, and Associates submitted a preliminary plat entitled “The Estates of Woyame Woods” to be reviewed. The proposed subdivision covered approximately 35 acres in Section 2 of Lake Township, and contained 35 single-family lots.

Mr. Steiner began his review and discussion and stated the plat was first reviewed by the Planning Commission at the June 2003 Planning Commission meeting, and was granted preliminary approval at the August 2003 meeting. Mr. Steiner reported that preliminary approval had since lapsed, and the applicant had re-submitted the same plat for a new preliminary approval. Mr. Steiner reported that the property was located in the Northeast $\frac{1}{4}$ of Section 2, Lake Township, at the Southwest corner of Williston and Bradner Roads. Mr. Steiner stated the property laid approximately $\frac{3}{4}$ of a mile to the North of Walbridge Road, approximately one and a half miles West of the Wood-Ottawa County line, and directly South of the Southern corporation line for the City of Northwood.

Mr. Steiner reported the property was currently zoned R-2 Residential and that lands to the South, East, and West were zoned R-2 Residential. Mr. Steiner stated that land use in the area was a mixture of commercial and residential uses. Mr. Steiner stated public utilities were available to the property and that no floodplains or wetlands were associated with the property. Mr. Steiner reported that the Wood County Comprehensive Land Use Plan had designated the area as a residential area and an expansion area for the City of Northwood.

When the item was turned over to the Planning Commission members for review and discussion, Mrs. Schuerman questioned if the open space was adequate. Mr. Kohring

stated if the ponds were wet they counted for 50% open space, and if they were dry they didn't count towards open space at all. Mr. Greg Feller stated they were wet detention ponds. Mr. Steiner stated there was not enough open space, and the developer could pay fees in lieu of open space or they would have to implement more open space. Mr. Kohring stated they needed more open space.

When the item was turned over to the Planning Commission staff for a motion, Mrs. Schuerman made a motion to deny the preliminary plat of "The Estates of Woyame Woods" due to the lack of appropriate open space designed for the plat. Mr. Kohring seconded the motion. Commission members responded with a vote of 7 in favor, 2 opposed, motion carried.

SUBDIVISION – LAKE TOWNSHIP

Romanko Development submitted a preliminary plat entitled "Argyle Forest Subdivision" to be reviewed. The proposed residential subdivision covered approximately 24.9 acres and contained 66 single-family lots, centralized open space, storm water retention, and necessary plat improvements.

Mr. Steiner began his review and discussion and stated the plat was located on the East side of Tracy Road in Section 18 of Lake Township. Mr. Steiner stated the plat was granted final approval at the June 2004 Planning Commission meeting, and was resubmitted for final approval because the developer had to remove one lot in order to accommodate the storm water retention system designed for the plat. Mr. Steiner stated the plat was located at the Northeast corner of Tracy and Ayers Road. Mr. Steiner reported that Emch Road was located directly Southwest of the property, State Route 795 was approximately one mile to the South, and East Broadway was approximately 1 mile to the East. Mr. Steiner stated the property was zoned R-2 Residential and that lands to the West of the plat were zoned M-1 Light Industrial. Mr. Steiner reported that lands to the North and South were zoned A-1 Agricultural and that lands to the West were located in Perrysburg Township and were zoned R-5 Residential. Mr. Steiner stated there were no floodplains or wetlands associated with the property and that the Wood County Comprehensive Land Use Plan had designated the area as Industrial. Mr. Steiner reported plat improvements included: streets with 25' back to back paving, curbs and gutters, 60' of right-of-way, sanitary and storm sewers, public water, a dry storm water retention basin, 2' anti-access easements along Tracy and Ayers Roads, all utilities including gas, electric, phone, and cable, a centralized open space area, two entranceways, and drainage easements. Mr. Steiner reported plat deficiencies included labeling errors on the plats signature page.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Kohring asked if the ditch along Ayers Road would be closed. Mr. Romanko stated that it would be tiled and filled in. Mr. Carter made a motion to grant preliminary approval with a condition that all labeling errors on the plat were corrected before the final plat was submitted. Mr. Kohring seconded the motion with Commission members in full support.

ZONING – LIBERTY TOWNSHIP

Arlington Woods Property Owners Association submitted a request to rezone plat three of the Arlington Woods Subdivision from an A-1 Agricultural zoning classification to an R-1 Residential zoning classification.

Miss Moore began her review and discussion of the item and stated that Arlington Woods Property Owners Association submitted a request to rezone Plat three, approximately 73 acres, from A-1 Agricultural to R-1 Residential. Miss Moore stated that property was located on the West side of State Route 25 in Section 24 of Liberty Township. Miss Moore reported that Mermill Road was located approximately $\frac{3}{4}$ of a mile to the North, State Route 281 was $\frac{1}{4}$ mile to the South, and Rudolph Road was one mile to the West. Miss Moore stated Plats one and two were currently zoned R-1 Residential and that land use in the area was a mixture of residential, agricultural, with some commercial and industrial uses. Miss Moore reported that the Wood County Comprehensive Land Use Plan had designated the Arlington Woods area as an employment opportunity corridor. Miss Moore stated that The Northwestern Water and Sewer District provided utilities to the development.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Fitzgerald made a motion to recommend to Liberty Township that the Township approve the request to rezone the parcel from A-1 Agricultural to R-1 Residential. Mr. Brown seconded the motion with commission members in full support.

ZONING – WESTON TOWNSHIP

Curt Shidler submitted a request to rezone a 1.138-acre parcel of land in the Southeast $\frac{1}{4}$ of Section 22 Weston Township from an Agricultural zoning classification to a Commercial zoning classification. The purpose of this request was that the applicant wished to place a propane storage facility on the property.

Miss Moore began her review and discussion and stated that the property was located on the North side of Route 6. Miss Moore reported that Weston Road was located $\frac{1}{2}$ mile to the East, Milton Road was $\frac{1}{2}$ mile to the West, and Poe Road was approximately 1 mile to the North. Miss Moore stated the property was currently zoned Agricultural, with land uses that surrounded being primarily agricultural and residential. Miss Moore stated that a similar use, a large-scale propane facility, was located approximately $\frac{1}{2}$ mile to the West of the subject parcel and was zoned Industrial. Miss Moore reported the Wood County Comprehensive Land Use Plan had designated the area where the parcel was located as Agricultural. Miss Moore stated the proposed end use was not compatible with the current land use plan, however it was somewhat compatible with the existing propane storage facility to the West. Miss Moore reported that the proposed end use appeared to be non-intensive and would not require extensive utilities.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Huber questioned if it would be a spot zone. Miss Moore stated that it would. Mr. Brown made a motion to deny the request to rezone the property from an Agricultural zoning classification to a Commercial zoning classification. Mr. Huber seconded the motion with commission members in full support.

There being no further discussion, the meeting stood adjourned with a motion from Mrs. Schuerman. Mr. Fitzgerald seconded the motion with Commission members in full support.