



**WOOD COUNTY PLANNING COMMISSION
AGENDA**

MAY 1, 2012

5:30 PM

The Wood County Planning Commission will meet in regular session on Tuesday, May 1, 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 March 2012 Planning Commission meeting minutes.

OLD BUSINESS

NEW BUSINESS

WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT

Staff activities for March and April 2012 will be reviewed.

WEBSTER TOWNSHIP – ZONING

Webster Township has submitted two (2) text amendments to the current Webster Township Zoning Resolution. The first amendment is to adopt the sample language for wind turbines and small wind farms that has been drafted by the Wood County Planning Commission. Webster Township has elected to make wind turbines and small wind farms under five (5) megawatts in size a conditional use in Webster Township. In addition to the wind turbine language, Webster Township has drafted new language requiring a dwelling permit to be issued before a pond permit will be issued by the township zoning inspector.

PERRYSBURG TOWNSHIP – SUBDIVISION

GBC Design Inc. has submitted a final road right of way dedication plat entitled "Road Dedication Plat of Market Center Drive" for final review and approval. This plat is a road dedication plat only, and it has been submitted for the purpose of establishing a public right of way for a portion of Market Center Drive. The portion of Market Center Drive that this plat covers is where Market Center Drive intersects with Simmons Road and is currently part of the parking lot area for the Kohl's store located there. A new Chic-fil-A restaurant is slated to be developed on the portion of Kohl's parking lot that abuts this proposed right of way. The purpose for this road dedication plat is that Perrysburg Township has indicated to the developer of the Chick-fil-A Restaurant that the Township wants the access to the restaurant to be in the form of dedicated public right of way. The location of this proposed plat is as noted above, at the current Kohl's store parking area at the Perrysburg Market Center Plat located in Road Tract 2 of Perrysburg Township.

SUBDIVISION RULES AND REGULATIONS UPDATE

Review of the latest draft of the Wood County Subdivision Regulations Update. The Director will provide the Planning Commission members with a brief update regarding the outcome of the most recent meeting regarding the subdivision regulation update process.

CHAIRMAN'S TIME

DIRECTOR'S TIME

ADJOURNMENT

Please make plans to attend!

ITEM # 1 - WEBSTER TOWNSHIP - ZONING

APPLICANT

Webster Township Trustees

17749 Webster Road
Bowling Green, OH 43402

PROPOSAL

Webster Township has submitted two (2) text amendments to the current Webster Township Zoning Resolution. These amendments involve the addition of language for the regulation of wind turbines and small wind farms under five (5) megawatts in size in Webster Township. The second amendment consists of language that states that a pond permit will not be issued prior to a dwelling permit being issued to an applicant.

ATTACHMENTS

A. Copy of text amendments

STAFF ANALYSIS

Webster Township has been studying and discussing the concept of zoning for residential wind turbines and for small wind farms under five (5) megawatts for over a year. In March of 2011, the Director met with the Webster Township Zoning Commission to discuss the mechanics of zoning for turbines. After deliberation, the township has elected to add the language to the current Webster Township Zoning Resolution.

The township chose to use the sample language that the Planning Commission Staff drafted in 2010. The township also elected to make all turbines and small wind farms a conditional use in Webster Township. The only deviation the township made from the language that the Planning Commission Staff drafted was to slightly alter the definition of "Clear Fall Zone" to include the word "structures" in it.

The second text amendment the township has submitted applies to the township's existing pond regulation section. Webster Township has chosen to require that applicants for a pond permit must have first obtained a permit for a dwelling before the pond permit can be issued. This is likely being done to prevent ponds from being built on vacant lots and being left unmaintained until such time as the lot owner chooses to build a dwelling on the property.

STAFF RECOMMENDATION

The wind turbine language that the Township has submitted consists of the "second generation" or second most recent version of the sample language the Planning Commission Office drafted for wind turbines. While the version Webster Township has submitted for Planning Commission recommendation is still legally sound and fairly comprehensive, it is still a good idea that the township use the most recent and current version of the sample language. The township has been made aware of this, and the most recent communication with the Secretary of the Webster Township Zoning Commission on April 17, 2012 indicates that the township wishes to proceed with the turbine language they submitted.

As for the language the township wishes to use, the addition of the word "structures" to the Clear Fall Zone definition is more restrictive than the sample language the Planning Commission drafted, however, it is not overly restrictive and should not pose a problem to Webster Township.

The amendment to the pond section is also not a problem in regards of legality. Some townships require a dwelling permit be obtained and a dwelling be built on a parcel prior to any accessory buildings being built, so this amendment is not significantly different than these regulations.

As stated and explained above, the version of the turbine language that Webster Township has chosen to use is not the most current version available. The township is aware of this, however they have indicated that they wish to proceed with the version they have submitted.

The other comment from the Planning Commission Staff regarding these amendments is organization. If the Webster Township Trustees elect to adopt these amendments, then they will need to be merged into the current Webster Township Zoning Resolution document. Webster Township currently has an electronic version of their zoning resolution, so organizing these amendments and blending them into the current text should not be an overly laborious task.

This being said, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission recommend to Webster Township that the Township approve these amendments with the strong recommendations that the township consider using the newest version of the wind turbine zoning language and that the final amendments be organized into the current zoning text.

ITEM # 2 - PERRYSBURG TOWNSHIP - SUBDIVISION

APPLICANT

GBC Design Inc.

3378 West Market Street
Akron, OH 44333

PROPOSAL

Applicant has submitted a final road right of way dedication plat entitled "Road Dedication Plat of Market Center Drive" for final Planning Commission review and approval. This is a road right of way dedication plat that involves the dedication of right of way for purposes of establishing a public road. The purpose for this plat is that a new Chick-fil-A restaurant is being developed at the site, and Perrysburg Township has indicated that the township would like to see a public road installed there for access off of Simmons Road.

LOCATION

The proposed right of way dedication is located in a portion of Lot 1 of the Perrysburg Market Center Plat. More specifically, it is slated to begin at Simmons Road and run west through the parking lot area of the existing Kohl's Store. Route 20 Fremont Pike is directly north of the plat and Simmons Road is to the east.

LAND USE AND ZONING

The land is currently part of the larger Kohl's store land. All of the land to the east, west and south is zoned C-2 Community Commercial. Lands to the north are in the City of Rossford but also have a commercial zoning designation. The Wood County Comprehensive Land Use Plan has designated the area where the proposed plat is located as a Commercial Center. Additionally, land use in the surrounding area is commercial.

ATTACHMENTS

- B. Plat Map
- C. Plat Location Map
- D. Transmittal letter listing waivers requested from Subdivision Regulations

STAFF ANALYSIS

As stated in the application information above, this plat is a road right of way dedication plat only. It is a two hundred and fifty nine by sixty foot section of the existing portion of Market Center Drive that begins at Simmons Road and runs west across the Kohl's parking lot. (As it currently exists, Market Center Drive is a private drive for the portion this plat covers) The reason for the plat is that there is a new Chick-fil-A restaurant planned for this part of the Market Center Plat, and Perrysburg Township has requested that the portion of Market Center Drive that the restaurant will utilize be a dedicated public right of way.

Within the transmittal letter (a copy of which is attached for further review), the applicant has requested the following waivers from the Wood County Subdivision Rules and Regulations:

1. Reduce the right of way width of the proposed road from eighty feet to sixty feet. Currently the Subdivision Regulations require commercial streets have eighty feet of right of way. The applicant is proposing that only sixty feet be dedicated so that the land loss to Kohl's is reduced. It has been noted that both Perrysburg Township and the township's engineer endorse this request.
2. Waive the requirement that sidewalks be installed on both sides of the street. The applicant states that they would like to install a sidewalk on one side of the street. The reason for this request is so that the street will match up with how Market Center Drive exists on the portion located on the east side of Simmons Road which is one sidewalk on the northerly side of the road. Not only will the roads match up, but the developers do not anticipate much pedestrian traffic to be associated with this end use. Again, the township and their engineer endorse this request.
3. Allow the sidewalk to be located adjacent to the street curb rather than be adjacent to the right of way line. This will also match what is found on the portion of Market Center Drive east of Simmons Road and will be more aesthetically pleasing since it will create additional green space. As with the previous two waiver requests, the township and their engineer endorse this request.
4. Allow for the use of a straight six by eighteen foot O.D.O.T. Type 6 concrete curb in lieu of the required concrete curb and gutter. This will match what is found in the existing Kohl's drive aisles as well as what is found on Simmons Road. This request is endorsed by the township and their engineer.
5. Allow twenty nine feet of pavement rather than thirty one feet. This will match Kohl's access drive to the west of the proposed road. Again, this request is endorsed by the township and their engineer.

The intention of this development is to create a parcel for the Chick-fil-A restaurant via an administrative parcel split, and create an access for the parcel by creating a dedicated road to access it.

STAFF RECOMMENDATION

The proposed end use fits with the zoning and existing land use in the area. The idea of creating a dedicated road to access the parcel is a good idea, and one that is purportedly endorsed by the township. Currently, all of Market Center Drive is a private drive. By creating a dedicated portion, it paves the way for eventual public dedication of the entire street.

The waiver requests, in the opinion of the Planning Commission Staff, are reasonable requests that are being requested for the sake of conformity with existing streets and land uses rather than for the convenience of the end user.

This being said, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission grant final approval to the plat "Road Dedication Plat of Market Center Drive".

ITEM # 3 - UPDATE AND DISCUSSION ON SUBDIVISION REGULATIONS PROPOSAL

The Wood County Planning Commission Staff along with consultants from Poggemeyer Design Group have been working on updating the current Wood County Subdivision Rules and Regulations. At the March 2012 Planning Commission meeting, it was noted that Planning Commission members found several problems with what had been drafted to date. It was then decided to have the County Engineer meet with the Planning Commission Staff and the consultant to identify the issues the Engineer's Office found with what had been drafted to date. The idea of having the Planning Commission as a whole review a chapter at a time of the regulations at their monthly meetings was also discussed.

To date, the Planning Commission Staff, the County Engineer's Staff, and the consultant have met and decided on an approach for completion. It is the intent of the Director, in conjunction with the County Engineer, to report to the Planning Commission what was decided in terms of a work approach, and to solicit input from the Planning Commission members as to if they wish to review the updates a chapter at a time, and if so, when they'd like to begin this process.