



**WOOD COUNTY PLANNING COMMISSION
AGENDA**

NOVEMBER 13, 2012

5:30PM

The Wood County Planning Commission will meet in regular session on Tuesday, November 13, 2012 at the County Office Building in Bowling Green, Ohio. The time of this meeting is 5:30pm. A suggested agenda follows:

OLD BUSINESS

Approval of the new position description for Administrative Assistant

NEW BUSINESS

Approval of the October 2012 Planning Commission Meeting Minutes

WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT

Staff activities for October 2012 will be reviewed.

MIDDLETON TOWNSHIP – SUBDIVISION

Applicant has submitted a final plat-replat entitled “Re-Plat of Lots 1 and 2 Hull Prairie Meadows Plat One” for Planning Commission review and approval. The replat consists of combining the existing Lots 1 and 2 in the Hull Prairie Meadows Subdivision into one new lot of record. The purpose of the replat as stated by the applicants in their transmittal letter is that the applicants wish to build a pool and patio that will straddle Lots 1 and 2. The existing Middleton Township Zoning Resolution does not allow pools or other structures to straddle lot lines. In order for the pool to be constructed, it must be contained on one lot of record.

MIDDLETON TOWNSHIP – SUBDIVISION

Applicants own an 8.67 acre parcel of land in Middleton Township and have indicated that they would like to split the property into three (3) parcels. Per the Wood County Subdivision Rules and Regulations, “A lot shall not have an average depth which is more than three (3) times it’s average width, nor shall it have a depth of less than one hundred twenty (120) feet.” The applicants are requesting a variance allowing two (2) lots to exceed the 3:1 depth to width ratio.

TROY TOWNSHIP – ZONING

Troy Township has submitted a new definition for “Home Property Business”, which was accidentally omitted from the Home Property Business language the township enacted

earlier in 2012. This definition needs to be added to the Troy Township Zoning Resolution in order to complete the township's Home Property Business section of their resolution.

CHAIRMAN'S TIME

DIRECTOR'S TIME

ADJOURNMENT

Please make plans to attend!

ITEM #1 - MIDDLETON TOWNSHIP SUBDIVISION

Applicant Michael A. Deaton

404 North Byrne Road
Toledo, OH 43607

Proposal

Applicant has submitted a final plat-replat entitled "Re-Plat of Lots 1 and 2 Hull Prairie Meadows Plat One" for Planning Commission review and approval. The replat consists of combining the existing Lots 1 and 2 in the Hull Prairie Meadows Subdivision into one new lot of record. The purpose of the replat as stated by the applicants in their transmittal letter is that the applicants wish to build a pool and patio that will straddle Lots 1 and 2. The existing Middleton Township Zoning Resolution does not allow pools or other structures to straddle lot lines. In order for the pool to be constructed, it must be contained on one lot of record.

Location

The two lots slated for replatting are Lots 1 and 2 in Plat One of the Hull Prairie Meadows Subdivision located in Section 23 of Middleton Township. More specifically, the lots are located on the north side of Prairie Lake Drive between the cul-de-sac terminus bulb of Monarch Court. Hull Prairie Road is located approximately 520 feet to the east.

Land Use and Zoning

The existing lots are currently zoned R-3 Planned Unit Development (PUD). All land surrounding these lots have the same zoning designation. The Wood County Comprehensive Land Use Plan has designated the area where these parcels are located at as being in an Urban/Small Town Expansion area. There are no floodplain or wetlands on the site and all utilities are available to the lots.

Attachments

- A. Location Map
- B. Plat Map

Staff Analysis

This item is a fairly straightforward replat request. The applicants own both Lots 1 and 2 of Hull Prairie Meadows Plat One. Lot 1 contains the applicant's residence, Lot 2 is currently vacant. The applicant wishes to build a pool and a patio that will straddle both Lots 1 and 2. In order to do this and meet Middleton Township's zoning requirements, the lots cannot be separate.

The lots are located on the north side of Prairie Lake Drive, and are bordered by Monarch Court on the north – northwest. Hull Prairie Road is located approximately 520 feet to the east. The lots are fully improved with all utilities, drainage and utility easements, as well as anti-access easements. The proposed new lot contains 29,611 square feet of land, and meets Middleton Township's underlying zoning requirements.

In regards to errors and items of concern, there are several labeling and drafting issues identified by the Wood County Engineers' Office that need corrected before the plat can be circulated for signature. These labeling and drafting errors are the only errors found.

ITEM #1 - MIDDLETON TOWNSHIP SUBDIVISION, CONTINUED

Staff Recommendation

The purpose of this replat is to give the applicant the ability to build a pool on their lot(s) and be in compliance with Middleton Township's zoning requirements. The labeling and drafting errors were the only plat errors identified, and these will need corrected prior to the circulation of the final plat for signatures.

Given these points, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission grant final approval to the Replat of Lots 1 and 2 Hull Prairie Meadows Plat One with the condition that all labeling and drafting errors are corrected prior to the plat being released for final signatures.

ITEM #2 - MIDDLETON TOWNSHIP SUBDIVISION

Applicants Matt and Rachel Lotycz

10372 Cliffwood Road
Perrysburg, OH 43551

Proposal

Applicants own an 8.67 acre parcel of land in Middleton Township and have indicated that they would like to split the property into three (3) parcels. Per the Wood County Subdivision Rules and Regulations, "A lot shall not have an average depth which is more than three (3) times it's average width, nor shall it have a depth of less than one hundred twenty (120) feet." The applicants are requesting a variance allowing two (2) lots to exceed the 3:1 depth to width ratio.

Location

The property is located within the southwest quarter (¼) of Section 23 of Middleton Township. More specifically, the property is located at the northwest corner of the intersection of Five Point Road and Hull Prairie Road. Roachton Road is located approximately one mile to the north, Reitz Road is located approximately one mile to the south, Fort Meigs Road is located approximately one mile to the east, and State Route 65 (River Road) is located approximately one and one half miles to the west.

Land Use and Zoning

The property in question and surrounding lands are zoned Agricultural. Lands to the north and west of the property, including Hull Prairie Meadows, Saddlebrook, and Riverbend Lakes developments, are zoned R-3 Residential and R-3 Planned Unit Development (PUD). The City of Perrysburg is located approximately 700 feet to the north of the property and approximately three quarters of a mile to the east of the property. Lands within the City of Perrysburg are zoned R-3 and R-4 Single Family Residential. The Wood County Land Use Plan has designated the property as an Urban/Small Town Expansion Area. Public water is available along the east side of Hull Prairie Road and the north side of Five Point Road but it is unknown if or when sanitary sewers will be available. There are no floodplains or wetlands associated with the property.

Attachments

- C. Location Map
- D. Proposal Sketch

Staff Analysis

The Wood County Subdivision Rules and Regulations state "A lot shall not have an average depth which is more than three (3) times it's average width, nor shall it have a depth of less than one hundred twenty (120) feet." As an example, a lot that is less than five acres with a total frontage of 100 feet cannot exceed 300 feet in depth. This provision is in place to help prevent the creation of excessively long and narrow lots that are commonly referred to as "bowling alley" lots. In order to exceed this limitation, a property owner must either split a lot that is greater than five acres in size or request a variance from the Wood County Subdivision Rules and Regulations.

ITEM #2 - MIDDLETON TOWNSHIP SUBDIVISION, CONTINUED

For this particular request, the applicants own approximately 8.67 acres of land that they would like to split into 3 lots. The applicant would like to split two lots off of Five Point Road and one lot off of Hull Prairie Road. The lots fronting on Five Point Road would be approximately 198 feet wide and 667 feet deep; exceeding the 3:1 ratio by approximately 73 feet.

The property is currently zoned Agricultural and land use in the area is a mixture of low to high density single family residential. The majority of single family properties along Five Point Road are similar in size and shape to what is being proposed. Public water is available to the property and the applicant has indicated that septic systems would be compatible with the proposed lots.

Staff Recommendation

Based on the existing land use in the area, it is the opinion of the Wood County Planning Commission staff that the Planning Commission members should grant this variance request.

ITEM #3 - TROY TOWNSHIP ZONING

Applicants Troy Township Zoning Commission

P.O. Box 921
Luckey, OH 43443

Proposal

Troy Township has submitted a new definition for “Home Property Business”, which was accidentally omitted from the Home Property Business language the township enacted earlier in 2012. This definition needs added to the Troy Township Zoning Resolution in order to complete the township’s Home Property Business section of their resolution.

Attachment

E. Proposed Definition

Staff Analysis

Troy Township had previously submitted new language for what the township called “Home Property Businesses” for Planning Commission review and recommendation. What this language essentially did was allow commercial uses to occur on parcels of land zoned for agricultural or residential use, without changing the underlying zoning to a commercial designation. The township proposed to do this through the issuance of conditional use permits that would address the specific nature of each applicant that came before the township.

The Planning Commission reviewed this language at the June 2012 meeting. At that time, it was recommended to Troy Township that the township deny this new language. The Troy Township Zoning Commission and Trustees ultimately chose to disregard the Planning Commission’s recommendation and voted to enact the language. After it was enacted, it was discovered that a definition of what a Home Property Business is was omitted from the originally approved language. In order to rectify this, the township has submitted a proper definition for approval.

Staff Recommendation

Since the township has officially approved the language for Home Property Businesses, it is necessary for the sake of completeness and enforceability that a proper definition be given for the use. To that end, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission approve this request.