

**Wood County Planning Commission  
November 2, 2004**

The Wood County Planning Commission met in regular session on Tuesday, November 2, 2004 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, Tim Brown, Phil Bresler, Pat Fitzgerald, Richard Kohring, and Donna Schuerman. Planning Commission staff in attendance was: David Steiner, Kelly Moore, and Cheryl Riffner. In addition to Planning Commission members and staff, 5 guests were present.

Chairman Kohring called the meeting to order. Upon calling the meeting to order, a motion was made by Mrs. Schuerman to approve the October 2004 Planning Commission meeting minutes. Mr. Fitzgerald seconded the motion with Commission members in full support.

**New Business:**

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

Mr. Steiner began his review and reported that a draft was compiled that outlined possible areas of update to the Comprehensive Plan. Mr. Steiner stated the Planning Commission had continued to work with the Housing Advisory Committee and Poggemeyer Design Group in drafting a new Wood County Housing Impact Study (CHIS). Mr. Steiner reported the City of Perrysburg and Village of Weston formula projects were prepared for bidding. Mr. Steiner noted that the grant agreement for the FY04 program had been received from ODOD. Mr. Steiner stated that the revised Floodplain Regulations had been submitted to the Ohio Department of Natural Resources for a final review.

**ZONING – PERRYSBURG TOWNSHIP**

McCue Homes had submitted a final version of a PUD footprint entitled “River Oaks” for review and comment. The PUD footprint was originally approved at the November 1997 Planning Commission Meeting, and a new version was submitted as a “major” change at the July 2003 meeting, where the redesigned footprint was granted approval. Additional changes had been done since the July of 2003 meeting and a new review of the footprint needed to occur. The new footprint contained 36 condominiums in 18 buildings, open space, and access roads.

Mr. Steiner began his review and discussion and reported the property was located in the north part of River Tract 71, Perrysburg Township. Mr. Steiner stated the property contained 8.7 acres and was located on the West side of White Road. Mr. Steiner noted the Riverbend Condominium was located to the South of the parcel and the Ohio Turnpike was located to the Northwest.

Mr. Steiner stated the property was currently zoned PUD-RS. Mr. Steiner reported lands to the North and West were zoned R-1 Residential, land to the South was zoned R-3 Residential, and lands to the East were zoned R-2 Residential. Mr. Steiner noted that the Wood County Comprehensive Land Use Plan had designated the area

where the property was located as a residential area and an expansion area for the City of Perrysburg.

Mr. Steiner reported the version that was submitted for review had been slightly redesigned due to concerns the Perrysburg Township Trustees had with the version submitted in July of 2003. Mr. Steiner stated the new version contained fewer buildings and living units. Mr. Steiner noted 36 living units in 18 buildings were submitted with a common space area where additional units had been proposed. Mr. Steiner reported in addition to the adjustment of the total living units, the applicant had requested that the Planning Commission grant them the ability to plat the footprint. Mr. Steiner noted this would allow the developer to sell each unit as a lot. Mr. Steiner stated the request to plat the footprint was considered a major change to the PUD footprint.

When the item was turned over to planning commission members for review, Mr. Allion questioned if the 29' x 69' lot would be purchased and how access would be obtained. Mr. Walt Opaczewski, Surveyor of River Oaks, stated the lot would be purchased with an access easement.

When the item was turned over to the Planning Commission members for a motion, Mr. Fitzgerald made a motion to recommend the footprint with condition that buffering was along railroad tracks and easements were labeled. Mr. Brown seconded the motion with commission members in full support. Mr. Fitzgerald made a second motion to approve the request to allow the PUD development entitled River Oaks to be platted. Mr. Brown seconded the motion with commission members in full support.

## **ZONING – PERRYSBURG TOWNSHIP**

The Perrysburg Township Trustees had submitted a series of amendments to the current Perrysburg Township Zoning Resolution. Amendments included changes to the definitions section, the general provisions section, the land use matrix section, PUD section, and the zoning district sections. The amendments were part of an ongoing effort by Perrysburg Township to maintain a current Zoning Resolution to serve and plan for the increased amount of growth in the township.

Mr. Steiner began his review and discussion and stated the series of amendments that were submitted were part of an ongoing effort by Perrysburg Township to keep their Zoning Resolution current and effective. Mr. Steiner noted changes included; changes to the General Provisions section, the Nonconforming Uses section, the Zoning District Establishment section, the Land Use Matrix section, the Minimum Dimensional and Construction Regulations portion, the PUD section, the Organizational section, and the Definitions section. Mr. Steiner reported the most notable of these amendments was the proposed amendments to the PUD section. Mr. Steiner reported the current PUD section of the Perrysburg Township Zoning Resolution contained errors and had proved to be difficult to administer properly. Mr. Steiner stated the new PUD section that was proposed would eliminate the preliminary PUD review that was currently required, and defined and created new design standards. Mr. Steiner noted other significant changes included new definitions for ponds, changes to the permitted and conditional uses in the various zoning districts in Perrysburg Township, and changes to the signs portion of the Resolution.

When the item was turned over to the audience for discussion, Patty Renolds, Property Rights Coalition, stated that she had some concerns about the Perrysburg

Township Zoning Resolution. Mrs. Reynolds showed concern in areas such as Cluster Residential Subdivisions, Construction Excavating/Filling, Ponds, Lakes, and Borrow Pits, and Planned Unit Development Districts.

When the item was turned over to the Planning Commission for review, Mr. Kohring suggested that the Property Rights Coalition comments should be presented to Perrysburg Township Trustees and Zoning Board. Mr. Brown suggested the Perrysburg Township Zoning Resolution should be numbered in an easier method. Mr. Brown made a motion for approval and recommended that the comments of the Planning Commission and Property Rights Coalition be reviewed at the Perrysburg Township meeting. Mr. Fitzgerald seconded the motion with commission members in full support.

### **ZONING – WASHINGTON TOWNSHIP**

A Donald A. Miller submitted an application to rezone 11 acres in Section 19 of Washington Township from an “A-1” Agricultural Zoning Classification to a “R-1” Residential Zoning Classification. The property was zoned a mixture of “A-1” and “R-1”, and the applicant wished to have the property uniformly zone to “R-1” Residential.

Miss Moore began her review and discussion and stated that the property was located in the Southeast quarter of Section 19, Washington Township. Miss Moore reported the Maumee River bordered the property to the North and Middleton Township was located to the East. Miss Moore stated Cross Creed Road was located approximately ½ mile to the Southwest and Middleton Pike was located approximately ¼ mile to the East.

Miss Moore reported that the property was currently zoned Agricultural. Miss Moore stated land to the West was zoned “R-1” Residential, and lands to the South and East were zoned Agricultural. Miss Moore also noted that property to the East, along River Road of Middleton Township was zoned R-2 Suburban Residential. Miss Moore reported the Wood County Land Use Plan had designated the area as agricultural and had designated the area East of the Parcel as a Conservation area. Miss Moore noted that Beaver Creek was located to the East of the parcel. Miss Moore stated that currently water and sanitary sewer were unavailable to the property.

When the item was turned over to the Planning Commission members for review, Mrs. Schuerman asked where Volmer’s Park was located. Miss Moore stated it was located just to the East of the property. Mr. Fitzgerald made a motion to recommend to Washington Township to approve the request to rezone the property from and A-1 Agricultural to a R-1 Residential zoning classification. Mrs. Schuerman seconded the motion with commission members in full support.

### **Director’s Time**

Mr. Steiner reported several items would be discussed under director’s time. Mr. Steiner questioned if a motion would be made on the Open Space Requirements that are within the Wood County Subdivision Rules and Regulations. Mr. Kohring questioned if Linda Holmes had reviewed the changes. Mr. Steiner stated he had submitted the comments to her but had not received comment back. Mr. Kohring suggested that a motion should be made after feedback was received from Linda Holmes. The item was tabled until review was received.

Mr. Steiner reported the second item under Director's Time was the proposed updates to the Wood County Comprehensive Land Use Plan. Mr. Steiner reported he had broken the update into three categories that included; 1) Areas of growth or change not anticipated by the current plan, 2) Additional Considerations, and 3) Conclusion. Mr. Steiner stated comments were welcome and anticipated.

Mr. Steiner stated the next meeting would be held on December 7, 2004 at 4:00pm. There being no further discussion, the meeting stood adjourned with a motion from Mrs. Schuerman. Mr. Brown seconded the motion with commission members in full support.