

**Wood County Planning Commission  
November 1, 2005**

The Wood County Planning Commission met in regular session on Tuesday, November 1, 2005 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, Jim Carter, Patrick Fitzgerald, Richard Kohring, Alvin Perkins, Donna Schuerman, and Tom Weidner. Planning Commission staff in attendance was: Dave Steiner, Kelly Moore, and Cheryl Riffner. In addition to Planning Commission members and staff, 6 guests were present.

Chairman Weidner called the meeting to order. Upon calling the meeting to order, Mr. Carter made a motion to approve the August Planning Commission meeting minutes. Mrs. Schuerman seconded the motion with Planning Commission members in full support. Mrs. Schuerman made a motion to approve the September Planning Commission meeting minutes. Mr. Perkins seconded the motion and Commission members responded in full support.

**New Business:**

**REVIEW OF THE WOOD COUNTY PLANNING COMMISSION ACTIVITIES  
REPORT FOR AUGUST AND SEPTEMBER 2005.**

Mr. Steiner began his review and discussed the activities of the Wood County Planning Commission for August, September and October of 2005. Mr. Steiner reported that guidance was provided to the Center Township Zoning Commission regarding the Township's Zoning Resolution. Mr. Steiner reported that consultants for the update of the Wood County Comprehensive Land Use Plan would be reviewed and ranked. Mr. Steiner stated that TMACOG's Annual Transportation Summit was attended at Owens Community College. Mr. Steiner stated that final grant agreements were received from the Ohio Department of Development for the FY05 CHIP Program and the FY05 Community Development Block Grant Formula Program. Mr. Steiner reported that an extension was granted for the FY04 Formula Program and stated that work had begun on the Environmental Reviews for the FY05 Formula Program. Mr. Steiner reported that a forum was attended for Lake Erie Coastal Counties that was sponsored by the Ohio Department of Natural Resources and the Lake Erie Basin Group. Mr. Steiner stated 44 parcel splits and 15 combinations were completed, and 50 rural location addresses were issued.

**SUBDIVISION – LAKE TOWNSHIP**

The Dold Development Company had submitted a final plat entitled "Country Meadows Plat Five" for final review and approval. Plat Five was the fifth plat or phase of development in the larger plat of Country Meadows, which was granted preliminary and final approval at the March 1997 Planning Commission meeting.

Mr. Steiner began his review and discussion and stated that "Country Meadows Plat Five" was the final plat of Country Meadows Development. Mr. Steiner stated the completed subdivision contained approximately 57.8 acres, 135 single-family lots, and 23 two family lots. Mr. Steiner reported that Plat 5 of "Country Meadows" contained

approximately 10.9 acres and contained 24 residential lots. Mr. Steiner stated that the subdivision was located in the unincorporated Village of Moline, in the Southwest ¼ of Section 17, Lake Township. Mr. Steiner stated the property was zoned R-2 Residential and that land use in the area was primarily residential with some commercial and industrial uses occurring near the subdivision. Mr. Steiner stated the Wood County Comprehensive Land Use Plan had designated the area as an employment opportunity corridor.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Perkins made a motion to approve the final plat of “Country Meadows Plat Five”. Mr. Carter seconded the motion with Commission members in full support.

### **ZONING – PERRYSBURG TOWNSHIP**

MDM Ltd. had submitted a request to rezone approximately 7.3 acres of land in River Tract 72, Perrysburg Township, from an R-1 Residential Zoning Classification to a PUD-RS Zoning Classification. The applicants had also submitted a corresponding preliminary PUD Footprint for preliminary review and approval. The PUD Footprint that had been submitted was a proposed condominium style development that included 28 living units that were located in 7 buildings.

Mr. Steiner began his review and discussion and stated that the parcel contained 7.3 acres of land in River Tract 72 of Perrysburg Township. Mr. Steiner stated that the property was located on the West side of Simmons Road, approximately one quarter of a mile South of Ford Road. Mr. Steiner reported that the property was zoned R-1 Residential and that land to the South were zoned R-2 Residential, and that lands to the North, East, and West were zoned R-1 Residential. Mr. Steiner reported that land use in the area consisted of low to medium density residential uses. Mr. Steiner reported that the Wood County Land Use Plan had identified the area as a residential area and an expansion area for the City of Perrysburg. Mr. Steiner stated there were no floodplains or wetlands identified on the property and that all utilities were available.

Mr. Steiner reported that after the plat was submitted to the Planning Commission staff, the engineers of the plat met with the Perrysburg Township Fire Department. Mr. Steiner stated that the plat needed several changes. Mr. Steiner suggested that the Planning Commission members deny the preliminary PUD plat and footprint. Mr. Steiner suggested that the applicant resubmit the development once the changes were completed.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Fitzgerald made a motion to deny the proposed rezoning and PUD footprint. Mrs. Schuerman seconded the motion with Commission members in full support.

### **ZONING – TROY TOWNSHIP**

Latcha Inc. had submitted a request to rezone Lot 26 in the Unincorporated Village of Lemoyne, Troy Township from an “R-1” Residential zoning classification to a “C-1” Commercial zoning classification. The purpose of this request was that the

applicant owned all of the lots surrounding Lot 26, and they were looking to expand on the current business which surrounded the lot.

Miss Moore began her review and discussion and stated that the property was located in the unincorporated Village of Lemoyne, Troy Township. Miss Moore reported that Lot 26 was located on the East side of Lemoyne Road, approximately 600' South of Fremont Pike. Miss Moore reported the property was currently zoned R-1 Residential. Miss Moore stated lots to the West were zoned R-1 Residential, Lands to the South were zoned A-1 Agricultural, and lands to the North were zoned C-1 Commercial. Miss Moore reported that land use in the area was primarily industrial and commercial, and that the Wood County Comprehensive Land Use Plan had designated the property as an employment opportunity corridor. Miss Moore reported that no environmental constraints were on the property.

When the item was turned over to the Planning Commission members for review and discussion, Mrs. Schuerman made a motion to approve the rezoning. Mr. Allion seconded the motion with Commission members in full support.

### **ZONING – LIBERTY TOWNSHIP**

The Liberty Township Trustees submitted an amendment to the current Liberty Township Zoning Resolution. The amendment is in reference to Article VIII, Section 4, Subsection B. Conditional Uses allowed in a Commercial “C” Zoning district.

Miss Moore began her review and discussion and stated that the Liberty Township Trustees requested approval of an amendment to add “Multiple Family Dwelling(s)” as a conditional use allowed under a “C” Commercial zoning classification. Miss Moore stated the change benefited the Township and would provide better use of areas that were currently zoned Commercial. Miss Moore stated that the Trustees felt the use should be regulated by a conditional use in order to better provide guidance in areas such as placement, number of tenants, lighting, and parking.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Kohring questioned why a multiple family dwelling would not be classified under a residential classification. Mr. Steiner stated that it would allow a multiple family dwelling to be located above a commercial business. Mr. Fitzgerald made a motion to approve the amendment to the Liberty Township Zoning Resolution. Mr. Carter seconded the motion with Commission members in full support.

### **Director’s Time**

Mr. Steiner reported that the next Planning Commission meeting would be held on December 6, 2005 at 4:00p.m. Mr. Steiner reported that two firms were selected for the update of the Wood County Comprehensive Land Use Plan. Mr. Steiner stated the firms would be willing to come and present to the Planning Commission members. Mr. Steiner reported that he would set a time with the firms and that he would inform Commission Members when the presentation would take place.

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