



**WOOD COUNTY PLANNING COMMISSION  
AGENDA**

**November 5, 2013 at 5:30PM**

The Wood County Planning Commission will meet in regular session on Tuesday, November 5, 2013 at the County Office Building in Bowling Green, Ohio. The time of this meeting is 5:30pm. A suggested agenda follows:

**OLD BUSINESS**

**NEW BUSINESS**

Approval of the September 2013 Planning Commission Meeting Minutes

**WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT**

Staff activities for September and October 2013 will be reviewed.

**MIDDLETON TOWNSHIP – SUBDIVISION**

ESA Engineers have submitted a final plat entitled “Saddlebrook Plat Ten” for final approval. The residential plat contains 12 single family lots and covers approximately 5.4 acres of land in Section 23 of Middleton Township. The plat is part of the larger Saddlebrook development located at the corner of Hull Prairie and Roachton Roads in Section 23 of Middleton Township. This particular phase of the subdivision will be served by Thistledown Lane and Bridle Court Streets.

**CHAIRMAN’S TIME**

**DIRECTOR’S TIME**

**ADJOURNMENT**

*Please make plans to attend!*

ITEM # 1 - SUBDIVISION – MIDDLETON TOWNSHIP

**APPLICANT(S)**

ESA Engineering  
5353 Secor Road  
Toledo, OH 43402

**PROPOSAL**

Applicants have submitted a final plat entitled “Saddlebrook Plat Ten” for final approval. The residential plat contains twelve single family lots and covers approximately 5.4 acres of land in Section 23 of Middleton Township.

**LOCATION**

The plat is part of the larger Saddlebrook development located at the corner of Hull Prairie and Roachton Roads in Section 23 of Middleton Township. This particular phase of the subdivision will be served by Thistledown Lane and Bridle Court Streets.

**LAND USE AND ZONING**

The underlying plat is zoned R-3 Residential. Lands to the east, south and west are zoned R-3 Residential as well. Lands to the north are zoned A-1 Agricultural. Land use in the area is primarily residential, and the Comprehensive Land Use Plan has designated this area as being in an urban – small town expansion area. There are no floodplains or wetlands located on the plat and all utilities are available to the plat.

**ATTACHMENTS**

- A. Location Map
- B. Plat Map

**STAFF ANALYSIS**

Saddlebrook Plat Ten is the tenth phase of the Saddlebrook Subdivision. The plat contains 12 single family residential lots. The lots are accessed by two streets with 60 feet of right of way and 25 feet of paving. All utilities including gas, electric, water and sewer are available to the plat.

There are some labeling errors on the plat that will need corrected before the plat can be circulated for final approval and signatures.

**STAFF RECOMMENDATION**

This submission is the latest phase in the overall Saddlebrook Development. There are some labeling errors that will need corrected on the final version of the plat. Based on this, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission grant final approval to Saddlebrook Plat Ten with the condition that the labeling errors be corrected on the final version of the plat.