

**Wood County Planning Commission
October 5, 2004**

The Wood County Planning Commission met in regular session on Tuesday, October 5, 2004 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, Tim Brown, Jim Carter, Tom Weidner, Pat Fitzgerald, Richard Kohring, Alvie Perkins, and Donna Schuerman. Planning Commission staff in attendance was: David Steiner, Kelly Moore, and Cheryl Riffner. In addition to Planning Commission members and staff, 20 guests were present.

Chairman Kohring called the meeting to order. Upon calling the meeting to order, a motion was made by Mr. Carter to approve the September 7, 2004 Planning Commission meeting minutes. Mr. Perkins seconded the motion with Commission members in full support.

New Business:

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

Mr. Steiner began his review and reported that a meeting was held with representatives from the Wood County Park District and Green Space Committee Members to discuss thoughts and policy on green space and open space. Mr. Steiner stated that a meeting was held with developers and engineers to discuss various issues that involved Riverbend Subdivision. Mr. Steiner continued by stating that the necessary reporting procedures were completed for the RLF and Formula Programs. Mr. Steiner stated that the second required meeting of the Housing Advisory Council was held to discuss and outline housing needs in Wood County that need to be addressed by the CHIP program. Mr. Steiner noted that the FY03 Village of Cygnet Union Street Waterline Formula project was completed. Mr. Steiner then stated that a formal request was drafted for a waiver from the Ohio Department of Development to use a portion of RLF funds to demolish a condemned building in the Village of North Baltimore. Mr. Steiner concluded by noting that 25 parcel transactions were completed and 17 rural location addresses were issued.

SUBDIVISION – MIDDLETON TOWNSHIP

Riverbend L.L.C. of Northwest Ohio submitted a final plat of Riverbend Lakes Plat 1 for review and approval. Plat 1 was the first phase of development in the Riverbend Lakes Subdivision, which when completed will cover an area of approximately 450 acres. Plat 1 covered 72.25 acres and contained 124 single family and villa lots.

Mr. Steiner began his review and discussion and stated the proposed subdivision was located in River Tracts 52, 53, 54, and Lot 17 of Shelton Gardens, in the Northwestern corner of Middleton Township. Mr. Steiner stated the southern boundary line of the property bordered C.M. Saunder's Subdivision and Shelton Gardens Subdivision. Mr. Steiner stated that private lands and Saddlebrook Subdivision border to

the East, Roachton Road to the Northeastern boundary, and State Route 65 (West River Road) on the Western portion. Mr. Steiner noted the land which the proposed subdivision occupies had been rezoned from "A-1" Agricultural, "R-1" Residential, and "R-2" Residential to an "R-3" Residential Zoning Classification. Mr. Steiner noted that Middleton Township had approved the rezoning request during March and April of 2003. Mr. Steiner then reported the zoning classifications of the surrounding land and stated that the area was designated a residential area by the Wood County Comprehensive Plan.

Mr. Steiner stated that Riverbend Subdivision had been extensively reviewed and evaluated by the Planning Commission since it was initially presented in 2002. Mr. Steiner stated the plat submitted for the October 2004 Planning Commission meeting featured Plat 1, which was divided into 2 phases of development. Mr. Steiner noted that the plat was located at the northwestern most part of the subdivision, and accessed by River Road. Mr. Steiner stated plat improvements included; three stormwater retention-detention ponds, 25' ft. streets with curbs, gutter and back to back pavement, 60' ft. of right of way, sidewalks, 8' ft. wide walking path, sanitary sewers, public water, all utilities, street lights and signs. Mr. Steiner noted the most important plat improvement was the inclusion of the much discussed turn lanes on River Road. Mr. Steiner then stated plat deficiencies included; lots 123-123 needed an anti-access easement placed on them if they were to utilize Rock Harbour Drive for access, and sidewalks needed to be listed as a plat improvement or a waiver was needed from the developer to request sidewalks not be installed. Mr. Steiner also noted that the right of way along River Road needed to have more detail shown on the plat drawing, which included total right of way distances. Mr. Steiner noted that all ponds needed to be located at least 50' ft from any right of way, be a minimum of 10' ft. deep, and will need to be constructed in accordance with all Wood County and Middleton Township requirements. Mr. Steiner reported then that the street name of Riverbend Drive had already been recorded in Perrysburg Township and would have to be changed.

When the item was turned over to Commission members for review and discussion, Mrs. Schuerman questioned if green space requirements had been met. Mr. Steiner stated they had. Mr. Carter questioned if the road name needed to be changed. Mr. Steiner stated it needed to be changed. Mr. Perkins questioned if the ponds were too close to River Road. Mr. Steiner stated they met the 50' setback.

When the item was turned over to the audience for questions, Mr. Dave Saneholtz, Poggemeyer Design Group, stated walking paths would be incorporated around the development and suggested Riverview Place as the new road name. A member of the audience questioned if walking paths would be installed. Mr. Craig Harris guaranteed that the walking paths would be installed.

When the item was turned over to Planning Commission members for a motion, Mr. Weidner moved to approve the final plat of "Riverbend Lakes" with conditions that 1) Riverbend Drive needed to have a new street name assigned to it. The new name would be for the developers to choose, and would be subject to approval of the Wood County Planning Commission Staff, 2) An anti-access easement needed to be placed along Lots 123-124 to prevent direct access onto State Route 65, and 3) The necessary financial guarantees needed to be posted for the completion of the sidewalks. Mr. Perkins seconded the motion with commission members in full support.

SUBDIVISION – PERRYSBURG TOWNSHIP

Westvalley Development had submitted a final plat entitled “Eckel Trace Subdivision Plat 1” for final review and approval. The proposed subdivision covered approximately 14.8 acres and contained 30 single-family lots. The proposed residential subdivision was granted conditional preliminary approval by the Planning Commission at the September 2003 Planning Commission Meeting, and an amended version was granted conditional preliminary approval at the December 2003 meeting, and a revised version that included a newly acquired parcel of land to the east of the plat was reviewed at the March 2004 meeting, and was subsequently approved.

Mr. Steiner began his review and discussion and stated the proposed plat was located in the Northeast $\frac{1}{4}$ of Section 17 of Perrysburg Township. Mr. Steiner reported the property was bounded on the North by Eckel Junction, to the South, East, and West by private property. Mr. Steiner stated the property was currently zoned R-3 Residential and A-1 Agricultural. Mr. Steiner noted lands to the east, West, and South were zoned A-1 Agricultural and that lands to the North were located in the City of Perrysburg. Mr. Steiner reported no environmental constraints were on the property, and the Wood County Comprehensive Land Use Plan had designated the area as residential.

Mr. Steiner stated Plat 1 covered 14.8 acres and contained 30 single-family lots. Mr. Steiner reported the plat improvements included; 29’ ft. paving with back to back curbs and gutters, 35’ ft. paving with back to back curbs and a bike path for Carronade Drive, water, sanitary sewer, storm sewers, storm water detention ponds, other utilities that included gas, electric, and cable, streetlights and sidewalks. Mr. Steiner reported plat deficiencies included; no anti-access easement onto Eckel Junction Road for Lots 1 and 6-8. Mr. Steiner noted a crosswalk might also be needed along Windy Trace Drive. Mr. Steiner then questioned if property to the East was still owned by the Perrysburg Board of Education. Mr. Craig Harris, Developer, stated a purchase agreement was being worked on. Mr. Kohring questioned if green space could be tied together. Mr. Harris stated that it could not. Mr. Harris stated more green space would be implemented in following plat.

When the item was turned over to the Planning Commission members for a motion, Mr. Weidner questioned if Plat one could be approved before Perrysburg Board of Education property was purchased. Mr. Harris stated the plat would be sufficient if property could not be purchased. Mrs. Schuerman questioned if plat would come back for Planning Commission approval if school property could not be attained. Mr. Steiner stated it would. Mr. Fitzgerald made a motion to approve the final plat of Eckel Trace Plat One with the condition that 1) there would be an anti-access for lots 1, and lots 6-8 to prevent direct access onto Eckel Junction Road, and 2) the necessary financial guarantees were posted for the completion of sidewalks. Mr. Weidner seconded the motion with commission members in full support.

ZONING – PERRYSBURG TOWNSHIP

Item was withdrawn.

ZONING – HENRY TOWNSHIP

Gerald and Diane Heinze had submitted a request to rezone 9.2597 acres of land in the Northeast quarter of Section 1, Henry Township from and A-Agricultural zoning classification to a C-Commercial zoning classification.

Miss Moore began her review and discussion and reported the parcel was located at the southwest corner of Jerry City Road and State Route 25. Miss Moore noted that Bays Road was to the North, Cygnet Road to the South, Rudolph Road to the West, and Soleather Road to the East. Miss Moore stated that Liberty Township bordered the property to the North and Portage Township was to the East.

Miss Moore reported the property was currently zoned Agricultural. Miss Moore stated land to the North, South, East, and West were zoned Agricultural. Miss Moore stated the Wood County Comprehensive Land Use Plan had designated the area as an Employment Opportunity Corridor. Miss Moore concluded there were no environmental constraints and public water was available to the parcel but sanitary sewer was currently unavailable.

When then item was turned over to Planning Commission members for review and discussion, Mrs. Schuerman questioned if the houses could ever be used for residential purposes. Mr. Allion stated it would not take much to convert them. Mr. Fitzgerald moved to approve the zoning request from an agricultural zoning classification to a commercial zoning classification. Mrs. Schuerman seconded the motion with commission members in full support.

HENRY TOWNSHIP ZONING RESOLUTION

The Henry Township Trustees had submitted a completely updated and revised zoning resolution. The resolution included changes to the definitions section and several additions to the content of the resolution.

Miss Moore reported that the Henry Township Trustees had submitted the updates in place of the current Henry Township Zoning Resolution that was adopted in 1972. Miss Moore stated that many areas had been incorporated into the updated resolution that included new definitions, zoning districts, and lot sizes. Miss Moore noted several of the definitions that had been incorporated included commercial classifications, group home, home occupation, manufactured home parks, and ponds. Miss Moore stated several new articles that had been included were outdoor advertising, planned unit development, swimming pools and ponds, and storm water management. Miss Moore suggested that Henry Township should check to see if the definitions were up to date with the Ohio Revised Code and they should fix several spelling mistakes.

When the item was turned over to the Planning Commission members for review and discussion, Mr. Kohring suggested Henry Township should include a section on Open Space. Mr. Brown also suggested a segment should be included that covered trees planted and parking spaces required. Mr. Carter made a motion to approve the Henry Township Zoning Resolution updates. Mr. Brown seconded the motion with commission members in full support.

Chairman's Time

Mr. Kohring suggested forming a committee that would focus on boulevards into small developments and public road improvement. Several members of the commission volunteered.

Mr. Steiner reported that the second item of discussion would deal with the issue of green space. Mr. Kohring stated a paragraph had been developed to replace paragraph #11 of the present Wood County Subdivision Rules and Regulations. Mr. Kohring stated he would like input at the next planning commission meeting.

Mr. Carter questioned what items needed to be updated in the Wood County Comprehensive Land Use Plan. Mr. Steiner suggested areas that needed updated such as 2000 Census Data, developed areas, and sewer and water lines. Mr. Steiner stated he would create a list of important areas that needed updated.

Mr. Ben Chambers, Northwestern Water and Sewer District, stated the Water and Sewer District was working on an updated Master Plan. Mr. Chambers reported a contract was created with Poggemeyer Design Group and the Plan was expected to be completed May 2005. Mr. Chambers suggested working with the Planning Commission.

Mr. Steiner stated the next Planning Commission Meeting would be held on November 2, 2004 at 4:00p.m. There being no further discussion, the meeting stood adjourned with a motion from Mr. Perkins. Mr. Fitzgerald seconded the motion with commission members in full support.