

**Wood County Planning Commission
October 3, 2006**

The Wood County Planning Commission met in regular session on Tuesday, October 3, 2006 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Tim Brown, Jim Carter, Patrick Fitzgerald, Ray Huber, Richard Kohring, Alvie Perkins, and Tom Weidner. Planning Commission staff in attendance was: David Steiner, Kelly Hemminger, and Cheryl Riffner. In addition to Planning Commission members and staff, 7 guests were present.

Chairman Weidner called the meeting to order. Upon calling the meeting to order, Mr. Brown made a motion to approve the September 2006 Planning Commission meeting minutes. Mr. Carter seconded the motion with Commission members in full support.

New Business:

REVIEW OF ACTIVITIES REPORT – AUGUST AND SEPTEMBER 2006

Mr. Steiner reported that Plain, Perry, and Weston Townships were being assisted with the update of their zoning resolutions. Mr. Steiner reported that three town hall meetings were held for the update of the Wood County Comprehensive Land Use Plan. Mr. Steiner reported that assistance was given to Lake Township concerning a multi-family residential development and Center Township regarding a zoning issue within their township. Mr. Steiner stated that Morlock Asphalt had entered into contract for the FY05 Village of Jerry City Formula Project and reported that Diversified Road and Pipe had entered into contract for the FY05 Village of Haskins Formula Project. Mr. Steiner reported that the FY05 Village of Pemberville project had been prepared to bid. Mr. Steiner reported that 20 parcel splits and 3 parcel combinations had been completed totaling approximately 136 acres. Mr. Steiner reported that 20 rural address locations were issued.

ZONING - PERRYSBURG TOWNSHIP

Ronald Henry Properties et. al., submitted a request to rezone approximately 163 acres of land in Road Tracts 9 and 12 of Perrysburg Township from an A-1 Agricultural and an I-2 General Industrial zoning classification to a C-3 Highway Commercial and R-4 Suburban Residential zoning classification. The applicant requested that 59 acres of the property which fronted State Route 20 be rezoned to C-3 Highway Commercial and requested that the remaining 103 acres of the property be rezoned to R-4 Suburban Residential. The property is located at the northwest corner of State Route 20 (Fremont Pike) and Lime City Road.

Mr. Steiner began his review and discussion and reported that the Wood County Comprehensive Land Use Plan had designated the area where the property was located as a commercial area, an employment opportunity corridor, and an expansion area for the City of Rossford. Mr. Steiner reported that the property was not located in a floodplain,

all utilities were available, and reported that bedrock was abundant in the area. Mr. Steiner reported that wetlands were located on the property.

When the item was turned over to the Planning Commission members for review and discussion, Mr. George Oravec, consulting engineer, stated that the project would be developed very similar to the Market Square development in Perrysburg. Mr. Oravec explained that the front of the development would be commercial and the rear area would be developed with a variety of cluster housing units for seniors. Mr. Brown questioned if the wetlands could be developed. Mr. Steiner stated that the wetlands would be regulated by the Army Corp of Engineers. Mr. Oravec stated that a wetlands inventory study needed to be completed to determine the amount of development permitted. Mr. Brown made a motion to approve the rezoning of 163 acres in Road Tracts 9 and 12 of Perrysburg Township from A-1 Agricultural and I-2 General Industrial to C-3 Highway Business and R-4 Residential. Mr. Perkins seconded the motion. Mr. Huber stated that Mr. Steiner had reported that wetlands were not located on the property and explained that he would like to amend the motion to state that wetlands were located on the property. Mr. Brown and Mr. Perkins accepted the amendment to their motion and commission members responded in full support.

ZONING – PLAIN TOWNSHIP

Robert and Patricia Maurer submitted an application to rezone approximately 28 acres in Section 12 of Plain Township from an agricultural zoning classification to an R-2 Residential zoning classification. The applicants indicated that they wanted to rezone the property to an R-2 zoning classification because they felt it was most compatible with existing uses in the area. The property was located at the northwest $\frac{1}{4}$ of Section 12, Plain Township, along the west side of Brim Road, approximately one mile north of Bishop Road and one half mile west of State Route 25.

Mr. Steiner began his review and discussion and stated the location of the property and reported that the property was zoned Agricultural. Mr. Steiner reported that land use in the area was primarily residential and reported that the Wood County Comprehensive Land Use Plan had designated the area as an employment opportunity corridor and an expansion area for the City of Bowling Green. Mr. Steiner stated that utilities could be extended to the site from the City of Bowling Green or the Northwest Water and Sewer District. Mr. Steiner reported that no floodplains or wetlands were identified with the proposed site.

Mr. Steiner reported that the item was previously reviewed by the Planning Commission and recommended for approval by the Commission in July of 2003. Mr. Steiner reported that the rezoning approval had expired because the applicant either pulled the application or it was denied by Plain Township. Mr. Steiner stated that the current request was the same as in 2003.

When the item was turned over to the Planning Commission members, Mr. Kohring questioned what properties were along the west side of Brim Road. Mr. Steiner stated that homes were located along Brim Road which were zoned A-1 Agricultural. Mr. Bob Maurer, applicant, stated that the homes along Brim Road were mandated to tie into the City of Bowling Green sewers. Mr. Weidner questioned if anything could happen without public water. Mr. Steiner stated they could not develop the property

without water. Mr. Maurer stated that the property was just outside the City of Bowling Green and reported that the property could not be annexed at that time. Mr. Weidner questioned if the rezoning would be a spot zone. Mr. Steiner stated that it would be a spot zone but the area was primarily residential. Mr. Steiner also stated that the property was so close to the City of Bowling Green that it would fit into their master plan, which designated that area as residential. Mr. Huber questioned how many houses were proposed per acre. Mr. Maurer stated they would like to construct approximately 4-5 houses per acre.

When the item was turned over to the Planning Commission members for a motion, Mr. Kohring moved to approve the rezoning of 28 acres in Section 12 of Plain Township and lot 27 in Green Acres Estates from an Agricultural zoning classification to an R-2 residential zoning classification. Mr. Kohring recognized that upon annexation to the City of Bowling Green, the parcel would have to comply with the City of Bowling Green's zoning regulations. Mr. Carter seconded the motion and commission members responded in full support.

Director's Time

Mr. Steiner reported that the next Planning Commission meeting would be held on November 7th at 4:00p.m. Mr. Steiner reported that the Wood County Planning Commission website was online. Mr. Steiner reported that the nomination committee needed to elect new officers. There being no further discussion, the meeting stood adjourned with a motion from Mr. Carter. Mr. Kohring seconded the motion with commission members in full support.