

**Wood County Planning Commission  
October 2, 2007 @ 5:30pm**

The Wood County Planning Commission met in regular session on Tuesday, October 2, 2007 at the County Office Building in Bowling Green. Planning Commission members in attendance were: John Brossia, Tim Brown, Chris Ewald, Patrick Fitzgerald, Ray Huber, Richard Kohring, Alvie Perkins, Donna Schuerman, and Leslee Thompson. Planning Commission staff in attendance was: David Steiner, Kelly Hemminger, and Cheryl Riffner. In addition to Planning Commission members and staff, 15 guests were present.

Chairman Fitzgerald called the meeting to order. Upon calling the meeting to order, Mr. Brossia made a motion to approve the September 2007 Planning Commission meeting minutes. Mr. Perkins seconded the motion with Commission members in full support.

**New Business:**

**ACTIVITIES REPORT**     *(September 2007)*

Mr. Steiner reported that a draft land use plan map and narrative were reviewed for the update of the Comprehensive Land Use Plan. Mr. Steiner reported that a contract was awarded to B. Hill's Excavating for the FY06 CDBG Village of Haskins Perry Street project and stated that the FY06 City of Rossford Roland Court project was advertised. Mr. Steiner stated that 42 applications were accepted and ranked from residents of the Village of Luckey for the FY06 CDBG sanitary sewer tap-in project. Mr. Steiner stated that a preconstruction meeting was held for the FY06 Village of Wayne sidewalk project and reported that construction would commence the week of October 8, 2007. Mr. Steiner reported that floodplain information was provided to the consulting engineers that are working on the Henry Township CSX rail yard project. Mr. Steiner stated that 15 parcel splits and five parcel combinations were completed totaling approximately 350 acres and reported that nine rural address locations had been issued.

**SUBDIVISION – MIDDLETON TOWNSHIP**

Hull Prairie Development Company submitted a re-plat of lots 30 and 31 in Plat Two of the Village at Hull Prairie Meadows. The re-plat consisted of lots 30 and 31 combined into a single lot of record. Since the lots were part of a platted subdivision, a re-plat was required to legally combine the separate lots into a single lot.

Mr. Steiner began his review and discussion and stated that The Village at Hull Prairie Meadows was located on the west side of Hull Prairie Road between Roachton and Five Points Road in Section 23 of Middleton Township. Mr. Steiner stated that lots 30 and 31 were located on the west side of Lake Winds Drive. Mr. Steiner reported that The Village at Hull Prairie was zoned R-3 PUD and reported that lands to the north and west were zoned R-3 Residential and lands to the east and south were zoned A-1 Agricultural. Mr. Steiner reported that land use in the area was primarily medium density residential with higher density residential occurring to the north and lower

density occurring to the south. Mr. Steiner reported that no environmental constraints were associated with the property and reported that the Wood County Land Use Plan had designated the property as residential.

Mr. Steiner reported that the likely purpose for the re-plat proposal was that a 60' foot wide gas line easement crossed through the majority of lot #30 and would make placement of a house on the lot difficult. Mr. Steiner reported that by merging lots 30 and 31, the applicant could create a larger lot, which would be better to build on. Mr. Steiner stated that the plat contained a discrepancy on the lot area. Mr. Brossia questioned if the developer was aware of the easement when the plat was designed. Mr. Steiner stated that they were aware of the easement, but stated that the easement would restrict the size of the building area on lot #31. Mr. Huber questioned when the lot area discrepancy would be resolved. Mr. Kohring suggested that the lot area discrepancy be a condition within a motion to approve the request. Mr. Kohring then made a motion to approve the request to re-plat lots 30 and 31 in the Village at Hull Prairie Meadows with the condition that the document of record was amended to show the correct square footage. Mr. Ewald seconded the motion with Commission members in full support.

## **ZONING – PERRYSBURG TOWNSHIP**

Velocity Development LLC and Jeffrey J. DeChristopher submitted an application to rezone approximately 98 acres of land in Section 15 of Perrysburg Township from an A-1 Agricultural zoning classification to an R-4A Suburban Residential (high density) zoning classification.

Mr. Steiner began his review and discussion and stated that property was located on the west side of Thompson Road. Mr. Steiner reported that Roachton Road was located approximately 670 feet to the south of the property and Lime City Road was located approximately one mile to the east. Mr. Steiner reported that the property was zoned A-1 Agricultural and reported that all lands surrounding the property were zoned A-1 Agricultural. Mr. Steiner reported that the Wood County Comprehensive Land Use Plan had designated the property as a residential area and an expansion area for the City of Perrysburg. Mr. Steiner stated that there were no identified floodplains on the property but reported that there may be a potential wetland area on the property. Mr. Steiner reported that if the property was developed, a wetlands inventory Phase I Environmental study would be required.

When the item was turned over to Planning Commission members for review and discussion, Ms. Tammie Lajoie, 10407 Neiderhouse Road, stated that an R-3 Residential zoning request was too dense for the area and voiced concern for the effect on Perrysburg Township fire and rescue. Mr. Bill Schwartz, 10490 Neiderhouse Road, stated that he was concerned with the density of the proposed development. Mr. Don Smith, 26486 Thompson Road, reported that he was concerned with density and traffic. Mr. Kurt Miller, Miller Diversified, stated that he had met with Perrysburg Township officials numerous times over the past year and reported that they had directed him to pursue this zoning approach. Mr. Kohring stated that the Planning Commission's job is to advise the township with their zoning recommendations.

When the item was turned over to Planning Commission members for a motion, Mr. Brown moved to deny the request to rezone the property from A-1 Agricultural to

R-4A Residential and recommended that the property be rezoned to a maximum density of R-1 Residential. Mr. Kohring seconded the motion and Commission members responded with a vote of 6 in favor, 2 opposed (Mr. Ewald and Ms. Schuerman), motion carried. Mr. Ewald asked Mr. Miller who he consulted with at Perrysburg Township regarding the zoning change. Mr. Miller stated that he met with the township administrator and the trustees.

### **ZONING – PERRYSBURG TOWNSHIP**

Velocity Development LLC and William & Antoinette Wolf submitted an application to rezone approximately 41 acres of land from an R-1 and R-2 Residential zoning classification to an R-1 and R-3 Residential zoning classification. The purpose of this request as stated on the application was that the applicant wanted to construct a single family residential subdivision on the property.

Mr. Steiner began his review and discussion and stated that the property was located in the northeast quarter of Section 16, Perrysburg Township. Mr. Steiner reported that that property was located on the northwest corner of Thompson and Neiderhouse Roads. Mr. Steiner reported that Eckel Junction Road was located one half mile to the north of the property and stated that Roachtown Road was one half mile to the south. Mr. Steiner reported that the property was currently zoned a mixture of R-1 Residential along the perimeter of the parcel with the interior of the property being zoned R-2 Residential. Mr. Steiner reported that lands to the north, south, east, and west were zoned A-1 Agricultural and reported that land use in the area consisted of low to medium density residential. Mr. Steiner stated that the property was designated as residential and an expansion area to the City of Perrysburg by the Wood County Land Use Plan. Mr. Steiner reported that no environmental constraints were associated with the property and reported that utilities could be extended to the property.

Mr. Steiner reported that this property had been reviewed by Planning Commission members in May of 2005, and they recommended to Perrysburg Township that the Township deny the request and instead consider rezoning the property to a mixture of R-1 and R-2 Residential zoning. Mr. Steiner reported that after that meeting, the applicants pulled their application and resubmitted again in April of 2006 requesting mixture of R-1 and R-3 Residential zoning. Mr. Steiner reported that Planning Commission members again denied the request and recommended a mixture of R-1 and R-2 Residential zoning to the Township. Mr. Steiner reported that Perrysburg Township took the advice of the Planning Commission and rezoned the property to a combination of R-1 and R-2 Residential. Mr. Steiner reported that the applicant had submitted the application once again to request a mixture of R-1 and R-3 Residential zoning.

When the item was turned over to Planning Commission members for review and discussion, Mr. Kohring questioned what the minimum lot size was for R-1 and R-2 Residential districts. Mr. Steiner reported that the minimum lot size for an R-1 zoning classification was 150 feet of lot frontage and 20,000 square feet of lot area, while an R-2 zoning classification required 85 feet of road frontage and 15,000 square feet of lot area. Mr. Brossia questioned what had changed with the property to request for the Planning Commission members to reconsider the item. Mr. Kurt Miller, developer, stated that in addition to rezoning the property in question, they were requesting to

rezone a large area that surrounded the property. Mr. Brian McCarthy, McCarthy Builders, stated that the rezoning request would only allow 3 addition lots. Mr. Lane Williamson, attorney, stated that the rezoning request would be consistent with the existing zoning. Mr. Don Smith, 26486 Thompson Road, stated that the area surrounding the property in question consisted of mainly 5+ acre parcels.

When the item was turned over to the Planning Commission members for a motion, Mr. Kohring moved to deny the request and recommended that the property be rezoned to a maximum of an R-1 Residential zoning classification. Mr. Perkins seconded the motion. Mr. Ewald stated that the reality would be for the applicant to pull their application. Chairman Fitzgerald called for a vote and Commission members responded with a vote of 2 in favor, 6 opposed, motion denied. Mr. Brown made a motion to recommend to Perrysburg Township that they deny the request to rezone the property to a combination of an R-1 and R-3 Residential zoning classification and recommended that the property remain zoned a combination of R-1 and R-2 Residential. Mr. Brossia seconded the motion and Commission members responded with a vote of 5 in favor, 3 opposed (Mr. Ewald, Ms. Schuerman, Mr. Kohring), motion carried.

### **ZONING – PERRYSBURG TOWNSHIP**

Velocity Development LLC and Roland & Sandra Neiderhouse submitted an application to rezone approximately 41 acres of land in Section 16 of Perrysburg Township from an A-1 Agricultural zoning classification to an R-3 Residential zoning classification. The applicants indicated that they wished to leave a total of 3.060 acres along Neiderhouse Road zoned A-1 Agricultural. The purpose of this request was that the applicants wished to develop a single family residential subdivision on the property.

Mr. Steiner began his review and discussion and stated that the property was located in the northwest quarter of Section 16, Perrysburg Township. Mr. Steiner reported that the property was located on the north side of Neiderhouse Road, one half mile north of Roachton Road, one half mile south of Eckel Junction Road, and one half mile west of Thompson Road. Mr. Steiner reported that the Emerald Lake Development and the Oakmont Developments were located to the north of the property. Mr. Steiner reported that the property was currently zoned A-1 Agricultural and reported that lands to the south, east, and west were zoned A-1 Agricultural and lands to the north were zoned PUD-RS and A-1 Agricultural. Mr. Steiner reported that land use in the area was medium density residential, with higher densities occurring to the north of the parcel. Mr. Steiner reported that no environmental constraints were associated with the property and reported that utilities could be extended at the developer's expense. Mr. Steiner reported that the property had been designated as residential and an expansion area for the City of Perrysburg by the Wood County Comprehensive Land Use Plan.

When the item was turned over to Planning Commission members for review and discussion, Mr. Ewald questioned what the density of the property was to the north. Mr. Steiner reported that the property was approximately the density of an R-3 Residential zoning classification. Mr. George Gominger, 26276 E. Wexford Drive, stated that approximately 75% of the property surrounding the request was 5+ acre lots. Mr. Gominger requested the property in question remain in close harmony with the existing

A-I Agricultural zoning that surrounded the property. Mr. Schwartz, 10567 Neiderhouse Road, requested that the property be rezoned to a maximum of an R-1 Residential zoning classification.

When the item was turned over to Planning Commission for a motion, Mr. Kohring moved to deny the request to rezone the property from A-I Agricultural to R-3 Residential and recommended that the property be zoned a maximum of an R-1 Residential zoning classification. Mr. Huber seconded the motion and Commission members responded the a vote of 3 in favor, 5 opposed (Mr. Brossia, Ms. Schuerman, Mr. Ewald, Mr. Brown, Mrs. Thompson), motion denied. Mr. Ewald then made a motion to approve the rezoning request as presented from an A-I Agricultural zoning classification to R-3 Residential zoning classification. Ms. Schuerman seconded the motion, and Commission members responded with a vote of 2 in favor, 6 opposed (Mr. Brown, Mr. Huber, Mrs. Thompson, Mr. Kohring, Mr. Perkins, Mr. Brossia), motion denied. Chairman Fitzgerald stated that the Planning Commission members could simply deny the request and leave the property as A-I Agricultural. Mr. Brown stated that a motion to deny would unreasonably restrict the applicant and could place Perrysburg Township in court. Mr. Brown stated that the Planning Commission members needed to make a motion and provide the township with a reasonable recommendation. Mr. Ewald made a motion to deny the request and recommended to Perrysburg Township that they rezone the property a combination of A-I Agricultural along the frontage and rezone the remainder of the property to an R-2 Residential zoning classification. Mr. Brown seconded the motion and Commission members responded with a vote of 5 in favor, 3 opposed (Ms. Schuerman, Mr. Ewald, Mr. Kohring), motion carried.

### **COMPREHENSIVE LAND USE PLAN UPDATE**

Mrs. Hemminger reported that a working draft of the updated Wood County Comprehensive Land Use Plan was completed. Mrs. Hemminger presented commission members with a copy of the narrative draft and the land use plan map. Mrs. Hemminger invited Planning Commission members to attend the next Comprehensive Land Use Plan Steering Committee meeting on October 9, 2007 at 5:00p.m. Commission members made several corrections and recommendations to the narrative and the land use map.

### **Director's Time:**

Mr. Steiner reported that the next Planning Commission meeting would be held on November 6, 2007 at 5:30p.m. Mr. Steiner also announced that his annual review needed to be scheduled. There being no further discussion, the meeting stood adjourned with a motion from Ms. Schuerman. Mrs. Thompson seconded the motion with Commission members in full support.