



WOOD COUNTY PLANNING COMMISSION AGENDA

October 2, 2012

5:30 PM

The Wood County Planning Commission will meet in regular session on Tuesday, October 2, 2012 at the County Office Building in Bowling Green, Ohio. The time of this meeting is 5:30pm. A suggested agenda follows:

Approval of the August 2012 Planning Commission meeting minutes.

OLD BUSINESS

NEW BUSINESS

WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT

Staff activities for August and September 2012 will be reviewed.

PERRYSBURG TOWNSHIP – ZONING

Delph Brothers Properties, Ltd. on behalf of Jack Hilbert, Esq., Shumaker, Loop & Kendrick have submitted an application to rezone approximately 9.5 acres of land in Section 34 of Perrysburg Township from an A-1 Agricultural Zoning Classification to an I-2 General Industrial Zoning Classification. The purpose of this request is that the applicants would like to use the parcel as part of the expansion of the current FedEx facility located adjacent to the parcel. The parcel is located in the Southeast 1/4 of Section 34 of Perrysburg Township, 800 feet west of Lime City Road, 490 feet south of Mandell Road, and three quarters of a mile east of Bates Road.

PLANNING COMMISSION DISCUSSION ITEM

Informational session on the role the Planning Commission Office has in the parcel split and combination process.

CHAIRMAN'S TIME

DIRECTOR'S TIME

ADJOURNMENT

Please make plans to attend!

ITEM # 1 – PERRYSBURG TOWNSHIP - ZONING

APPLICANT

Delph Brothers Properties, Ltd.

1000 Fed Ex Drive
Moon Township, PA 15108

Jack Hilbert
Shumaker, Loop & Kendrick

1000 Jackson Street
Toledo, OH 43604

PROPOSAL

Applicants seek to rezone approximately 9.5 acres of land in Section 34 of Perrysburg Township from an A-1 Agricultural Zoning Classification to an I-2 General Industrial Zoning Classification. The purpose of this request is that the applicants would like to use the parcel as part of the expansion of the current FedEx facility located adjacent to the parcel.

LOCATION

The parcel is located in the Southeast 1/4 of Section 34 of Perrysburg Township. More specifically, the parcel is a landlocked parcel 800 feet west of Lime City Road, 490 feet south of Mandell Road, and three quarters of a mile east of Bates Road.

LAND USE AND ZONING

The parcel is currently zoned A-1 Agricultural. Lands to the east are also zoned A-1 Agricultural. Lands to the west are within the City of Rossford, as are lands to the south of the parcel. Lands to the north are zoned R-2 Suburban Residential. The Wood County Land Use Plan has designated the area where the parcel is located as being in an urban in fill area and being part of a key corridor. There are no floodplains or wetlands on the site and all utilities are available to the site.

ATTACHMENTS

A. Location Map

STAFF ANALYSIS

This rezoning request is being submitted in order for the existing FedEx Ground Facility to expand their staging area. The parcel of land being requested for rezoning is zoned A-1 Agricultural, and needs to obtain an I-2 Industrial Zoning Classification in order to accommodate the proposed end use. The applicants have not indicated how soon they intend to develop the parcel.

The parcel currently exists as a landlocked parcel in Section 34 of Perrysburg Township. It is located approximately 490 feet south of Mandell Road and 800 feet west of Lime City Road. The City of Rossford borders the parcel on the south and west. It is unclear at this time whether or not the owners of the parcel would petition for annexation into the City of Rossford after obtaining an I-2 Zoning Classification.

The requested zoning is compatible with existing land uses in the area. The I-2 Zoning classification would permit an end use like FedEx has on the properties adjoining this parcel.

STAFF RECOMMENDATION

Given the compatibility of the requested zoning classification with what exists in the area, as well as the fact that rezoning this parcel is likely part of further expansion of the existing Fed Ex Facility, it is the recommendation of the Planning Commission Staff to approve this request.

ITEM # 2 – PARCEL SPLIT AND COMBINATION PROCESS DISCUSSION

The Wood County Planning Commission Staff has been working diligently alongside the Wood County Engineer's Office and the Wood County Auditor's Office to update the current Wood County Land Transfer Policy.

This update prompted the suggestion that it would be a good idea for the Planning Commission Staff to explain to the Planning Commission members how exactly the parcel split process works, as well as the Planning Commission Staff's role and stake in the process.

The discussion item will consist of a brief lecture on the parcel split process as well as an overview of the update to the parcel split policy.