



**WOOD COUNTY PLANNING COMMISSION  
AGENDA  
July 2, 2013 at 5:30PM**

The Wood County Planning Commission will meet in regular session on Tuesday, July 2, 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 June 2013 Planning Commission Meeting Minutes

**WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT**

Staff activities for May and June 2013 will be reviewed.

**LAKE TOWNSHIP – ZONING**

An application has been submitted by a Mr. Joseph Solomon on behalf of Michigan Protein, Inc. to rezone a 1.23 acre parcel of land in Section 8 of Lake Township from an A-1 Agricultural Zoning Classification to an M-1 Light Industrial classification. The purpose of this request is that the applicants wish to use the property to house storage tanks which will be used in the recycling of biodegradable oils for restaurant use. The property is located at the south east corner of Walbridge and East Broadway roads.

**CHAIRMAN'S TIME**

**DIRECTOR'S TIME**

Presentation on floodplain management and administration

**ADJOURNMENT**

*Please make plans to attend!*

## **ITEM # 1 – LAKE TOWNSHIP – ZONING**

### **APPLICANT**

Michigan Protein, Inc.

15030 Stout Avenue  
Cedar Springs, MI 49319

### **PROPOSAL**

Applicant has submitted a request to rezone approximately 1.23 acres of land in Section 8 of Lake Township from an A-1 Agricultural Zoning Classification to an M-1 Light Industrial Zoning Classification. The purpose of this request is that the applicants would like to use the property as an area to store and pickup storage tanks used in the recycling of oils for restaurant use.

### **LOCATION**

The property is located in the NW ¼ of Section 8 of Lake Township. More specifically, it is located at the southeast corner of East Broadway and Walbridge Roads. Ayers Road is one mile to the south and Drouillard Road is located one mile to the east.

### **LAND USE AND ZONING**

The subject parcel is currently zoned A-1 Agricultural. Lands to the south and east are also zoned A-1 Agricultural. Lands to the north are located in the Village of Walbridge and lands to the west are zoned M-2 Heavy Industrial. Land use in the immediate area is industrial zoned commercial. The property is located within the 100 Year Floodplain, Zone A. The Wood County Comprehensive Land Use Plan has designated the area where this parcel is located at as being in an urban – small town expansion area for the Village of Walbridge.

### **ATTACHMENTS**

- A. Location Map

### **STAFF ANALYSIS**

As stated above, the applicant wishes to use the property to store and pickup tanks used in the recycling of oil for restaurant use. The property is currently Zoned A-1 Agricultural but has been used for commercial uses before zoning was enacted in the township.

Land use in the area is industrial and commercial to the north and west of the parcel and residential – agricultural to the south and east. There is a small portion of floodplain at the rear of the parcel. If any development were to occur in this area then a floodplain development permit would need to be sought out from the Planning Commission Office.

The proposed end use as well as the zoning being sought is compatible with what surrounds the parcel currently. The land use plan has designated this area as being in an expansion area for the Village of Walbridge.

The property is located within the 100 Year Floodplain (Zone A). Any development that is to occur in this area will require a floodplain development permit from the Planning Commission Office.

**STAFF RECOMMENDATION**

The property has/is currently being used commercially. Lands surrounding the parcel are also being used this way. An industrial zoning classification, while an intense classification, does fit with what is in the immediate area.

Based on this, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission recommend to Lake township that the township approve the request.

## ATTACHMENT A



ZONING:

