

**Wood County Planning Commission  
September 7, 2004**

The Wood County Planning Commission met in regular session on Tuesday, September 7, 2004 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Anthony Allion, Phil Bresler, John Brossia, Tim Brown, Jim Carter, Chris Ewald, Pat Fitzgerald, Richard Kohring, Alvie Perkins, Donna Schuerman, and Tom Weidner. Planning Commission staff in attendance was: David Steiner, Kelly Moore, and Cheryl Riffner. In addition to Planning Commission members and staff, 2 guests were present.

Chairman Kohring called the meeting to order. Upon calling the meeting to order, a motion was made by Mr. Bresler to approve the August 10, 2004 Planning Commission meeting minutes. Mr. Allion seconded the motion with Commission members in full support.

**New Business:**

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

Mr. Steiner began his review and reported that a meeting was held with Center, Plain, and Middleton Townships regarding the proposed Route 25 Overlay Zone. Mr. Steiner stated that information had been presented to Middleton Township regarding a Land Use Plan for the Township. Mr. Steiner then reported that a new Housing Advisory Committee had been organized and the first meeting was held to outline the process of creating a new housing study for Wood County. Mr. Steiner stated that Miss Moore had attended the Annual Floodplain Management Conference that was sponsored by the Ohio Department of Natural Resources. Mr. Steiner also noted that 31 parcel transactions had been completed that included 19 parcel splits and 12 parcel combinations.

**SUBDIVISION – LAKE TOWNSHIP**

Indian Trail Estates Development Company submitted a final plat of “Indian Trail Estates Plat 7” for review and approval. The proposed subdivision was the seventh plat or phase of development in the Indian Trails Subdivision. The proposed plat covered approximately 12.6 acres and contained 22 single-family lots.

Mr. Steiner began his review and discussion and stated that the proposed plat was the seventh phase of development for Indian Trail Estates. Mr. Steiner reported the proposed development contained 12.6 acres and 22 single-family lots. Mr. Steiner stated the proposed development was located at the Northwest corner of Walbridge and Bradner Roads in Section 2 of Lake Township. Mr. Steiner noted that Plat seven was located approximately 1600’ feet north of Walbridge Road, 2000’ feet south of the southerly corporation limits of the City of Northwood, and approximately three quarters of a mile east of Pemberville Road.

Mr. Steiner reported that the property was currently zoned R-2 Residential. Mr. Steiner stated that lands surrounding the plat were also zoned R-2 Residential. Mr. Steiner stated that land use in the area was primarily residential, with some commercial

uses occurring to the north and west of the plat. Mr. Steiner stated that the Wood County Comprehensive Land Use Plan had designated the area as a residential area and an expansion area for the City of Northwood. Mr. Steiner noted that a portion of the 100 year floodplain of Cedar Creed was located to the north of the proposed Plat 7, however there was no floodplain associated with Plat 7.

Mr. Steiner reported that Indian Trail Subdivision was one of Wood County's older, more established subdivisions. Mr. Steiner reported that the first phases of the plat was constructed in the 1960's, and additional phases were added to it in subsequent years. Mr. Steiner stated that the last phase that was reviewed by the Planning Commission was Plat 6, which was given final approval at the July 2003 Planning Commission meeting. Mr. Steiner stated that Plat seven covered approximately 12.16 acres and contained 22 single-family lots. Mr. Steiner reported plat improvements included streets with 60' ft. right-of-way, drainage and utility easements, sanitary and storm sewers, public water, and all necessary utilities. Mr. Steiner stated that all proposed lots met or exceeded Lake Township's setback and area requirements for the underlying R-2 Residential zoning district. Mr. Steiner stated the only problem that existed was with the addressing and the name of the roads. Mr. Steiner reported that a decision had to be made about the proposed street name.

When the item was turned over to Planning Commission members for review and discussion, Mr. Brown stated the street name should be the same as was given on Plat 6. Mr. Brown made a motion to grant final approval with a condition that the proposed road running north from Plat 6 and continuing along Lots 107-110 and Lots 88-95 would need to be named Bobwhite Drive, and at mid point of the plat, along Lots 103-106 and lots 96-102, the proposed street needed to be named Pheasant Drive. Mr. Bresler seconded the motion with Commission members in full support.

## **ZONING – PLAIN TOWNSHIP**

Ronald C. Neitz submitted an application to rezone approximately 1.74 acres of land in the SW  $\frac{1}{4}$  of Section 11, Plain Township from an Agricultural zoning classification to a commercial zoning classification. The purpose of this request was for the applicant to use an existing barn on the parcel for the purpose of storing lawn and mowing equipment. The property was located in the SW  $\frac{1}{4}$  of Section 11, on the West side of State Route 64 (Haskins Road).

Miss Moore began her review and stated that the applicant had recently been using the accessory building on the property for the storage of tractors and lawn equipment. Miss Moore said it constituted as a commercial use and in order to allow the use, it was necessary for the property to be rezoned. Miss Moore reported that the property was located on the West side of State Route 64 (Haskins Road). Miss Moore stated Mitchell Road was approximately a quarter of a mile to the West, Bishop Road was 200 feet to the North, and Hull Prairie was half a mile to the East.

Miss Moore stated that the property was currently zoned Agricultural as well as the lands that surrounded it. Miss Moore reported that land use in the area was primarily agricultural and rural residential. Miss Moore stated there had been a commercial office establishment located on the property since approximately the 1960's. Miss Moore stated there were no wetlands or floodplains associated with the property. Miss Moore noted that the Wood County Land Use Plan had designated the property as an Industrial area, a

residential area, and an expansion area for the City of Bowling Green. Miss Moore reported that water was available to the property but currently there was no sewer available.

Miss Moore continued and noted that allowing this parcel to be rezoned would create a spot-zoning situation. Miss Moore reported that a commercial use had existed on the parcel for many years and due to the parcels size, a more intense commercial use was unlikely. Miss Moore mentioned that it was conceivable that commercial and industrial uses could occur in the region due to the extension of Newton Road onto State Route 64 by the City of Bowling Green. Miss Moore handed out a letter from the City of Bowling Green and stated they had no objections.

When the item was turned over to the Planning Commission for review and discussion, Mr. Brossia questioned if a complaint was made about the zoning of the property. Miss Moore stated that the zoning classification of the property came up in a conversation between the property owner and the Plain Township Zoning Inspector. Mrs. Jill Messenger, representing the property, stated Plain Township would not allow the lawn equipment to be stored under an agricultural zoning classification. Mr. Brown questioned if any commercial property was in the vicinity of the property. Mr. Steiner stated there was not. Mr. Brown stated that the rezoning would create a spot zone. Mrs. Schuerman questioned if Plain Township had any objections. Mr. Steiner stated that the township had prompted the request. Mr. Fitzgerald questioned if the property could remain a legal non-conforming use. Mr. Steiner stated the lawn equipment storage was a non-conforming use. Mr. Allion questioned if it would rezone the office space as well. Mr. Steiner stated that it would. Mr. Steiner questioned how many mowers were stored in the building. Mr. Messenger stated approximately 10 mowers.

When the item was turned over to the Planning Commission members for a motion, Mrs. Schuerman made a motion and recommend that Plain Township approve the request to rezone the 1.74 acres of land from an Agricultural zoning classification to a Commercial zoning classification. Mr. Weidner seconded the motion and commission members responded with a vote of 2 in favor, 9 opposed, Mr. Bresler, Mr. Brossia, Mr. Brown, Mr. Carter, Mr. Ewald, Mr. Fitzgerald, Mr. Kohring, Mr. Perkins, and Mr. Weidner, motion denied. Commission members expressed concern towards the issue of “spot zoning”, and discussed if rezoning would be necessary due to the existing non-conforming use.

### **Director's Time**

Mr. Steiner reported that a Green Space meeting would be held on the 15<sup>th</sup> of September, 2004 at 2:00pm. Mr. Steiner stated Neil Lunger and representatives from the Wood County Park District would be present as well as members from the Green Space Committee. Mr. Steiner noted that any Planning Commission members interested were welcome to attend.

Mr. Steiner stated the next Planning Commission Meeting would be held on October 5<sup>th</sup>, 2004 at 7:00pm. There being no further discussion, the meeting stood adjourned with a motion from Mr. Perkins. Mr. Brown seconded the motion with Commission Members in full support.