



**WOOD COUNTY PLANNING COMMISSION
AGENDA
APRIL 1, 2014 at 5:30PM**

The Wood County Planning Commission will meet in regular session on Tuesday, April 1, 2014 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 February 2014 Planning Commission Meeting Minutes

WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT

Staff activities for February and March 2014 will be reviewed.

MIDDLETON TOWNSHIP – SUBDIVISION

Oravec & Associates on behalf of Brian McCarthy – McCarthy Builders has submitted a preliminary residential plat entitled “River Bend Lakes Subdivision Plats 3-5”. These plats are the third through fifth phases of the River Bend Subdivision in Middleton Township. This particular plat contains a total of 85 single family lots. It is located in the Riverbend Subdivision, River Tracts 54 and 55 of Middleton Township

SUBDIVISION – MIDDLETON TOWNSHIP

Jill Servoss has submitted a re-plat entitled “Re-Plat of Lots 61 and 62 of the Final Plat of River Bend Lakes Plat 1”. The re-plat consists of lots 61 and 62 in Plat One of the River Bend Lakes Subdivision. The applicant is proposing to combine Lots 61 and 62 into one new lot of record so that a dwelling can be built on a larger parcel.

ZONING – PERRYSBURG TOWNSHIP

The Perrysburg Township Trustees have passed an official resolution to place the decision to enact zoning in the unzoned areas of Perrysburg Township before the voters in the November General Election. Planning Commission review and recommendation of the proposal needs to occur in order to enact zoning, per the Ohio Revised Code. The Planning Commission will review and make recommendation to Perrysburg Township on this matter.

ZONING – PERRYSBURG TOWNSHIP

Carol Brossia Stephens Et. Al. has submitted an application to rezone five (5) parcels of land totaling approximately 94.07 acres of land in Sections 26, 27, 34, and 35 of

APRIL 1, 2014 AGENDA CONTINUED – WOOD COUNTY PLANNING COMMISSION

ZONING – PERRYSBURG TOWNSHIP (continued)

Perrysburg Township from an A-1 Agricultural Zoning Classification to an I-2 General Industrial Zoning Classification. No end use has been specified. The subject parcels are located approximately one quarter north of Mandell Road, east of Interstate 75, west of Glenwood Road, and south of the City of Rossford.

ZONING – BLOOM TOWNSHIP

Harold and Patricia Haynes have submitted an application to rezone 1.381 Acres of land in Section 31 of Bloom Township from an A-Agricultural Zoning Classification to an I-Industrial Zoning Classification. (The land to be re-zoned includes platted lots located in the Harper's Addition of the un-incorporated Village of Welker in Bloom Township). More specifically, the land is approximately 1,100 feet south of Eagleville Road. Interstate 75 is approximately 320 feet to the west of the parcels, and Galatea Road is 880 feet to the east. The property is east of the Village of North Baltimore. The purpose of the request as stated on the application is that the owners have accepted a real estate purchase agreement to sell their property. The buyer proposes to use the property for industrial use.

ZONING – FREEDOM TOWNSHIP

Luckey Farmers, Inc. has submitted an application to rezone 76.89 acres of land from an A-1 Agricultural Zoning Classification to an M-1 Industrial Zoning Classification. The applicants would like to construct a grain elevator and fertilizer facilities on the site which requires an industrial zoning classification. The property consists of approximately 76 acres of land located at the northwest corner of the intersection of State Route 6 and the CSX railroad tracks. Pemberville Road is approximately 2,800 feet to the west of the parcel, Stein Road is approximately 1,800 feet to the north, and Bradner Road is approximately 1,600 feet to the east.

ZONING – WASHINGTON TOWNSHIP

Washington Township has submitted a series of text amendments to the current Washington Township Zoning Resolution. Specifically, these amendments as submitted pertain to in the home businesses, review of plans for storm sewers and other utilities, lot frontage requirements, lot elevations and grading provisions, fences, and enforcement action.

CHAIRMAN'S TIME

DIRECTOR'S TIME

A final draft copy of the updated Wood County Subdivision Rules and Regulations will be distributed to members for review and perusal.

Suggestions will be sought for the selection process for CDBG Projects in June 2014

ADJOURNMENT

Please make plans to attend!

ITEM # 1 - SUBDIVISION – MIDDLETON TOWNSHIP

APPLICANT(S)

Oravec and Associates
5353 Secor Road
Toledo, OH 43617

McCarthy Builders Inc.
3818 King Road
Toledo, OH 43617

PROPOSAL

Applicants have submitted a preliminary plat entitled “River Bend Lakes Plats 3-5” for preliminary approval. The residential subdivision consists of eighty five (85) single family lots in River Tract 54 of Middleton Township.

LOCATION

The plat is part of the larger River Bend development located off River Road in River Tracts 54 and 55 of Middleton Township. This particular phase of the subdivision will be accessed by the extensions of John F. McCarthy Way and Grand Bank Way.

LAND USE AND ZONING

The underlying plat is zoned R-3 Residential. Lands to the east, south, north and west are zoned R-3 Residential as well. Land use in the area is primarily residential, and the Comprehensive Land Use Plan has designated this area as being in an urban – small town expansion area. There are no floodplains or wetlands located on the plat and all utilities are available to the plat.

ATTACHMENTS

- A. Location Map
- B. Plat Map

STAFF ANALYSIS

This is the latest submission for the River Bend Lakes Subdivision. This particular proposal consists of three (3) individual plat phases. In total, there are eighty five (85) single family lots within three separate plats. Plat improvements include: water and sewer, gas, electric, and sidewalks. The existing streets of Grand Bank Way and John F. McCarthy Way will be extended to serve the new phases, and new streets entitled Sunset Harbour, North Cape Court and Redfox Place will be constructed to serve the subdivision. All streets will have sixty feet of right of way with twenty five feet of back to back paving as well as curbs, gutters, and sidewalks.

Items identified by the Planning Commission Staff that need addressed during the discussion of this item include:

1. An explanation from the engineer of the plat as to whether or not the existing Storm water detention ponds are adequate enough to handle the increased run off from the 85 new lots, or if additional drainage provisions have been made.

2. The 66 foot Storm Sewer Easement located in the southern portion of the plat between lots 221, 220 and 227 and 228 needs discussion and explanation. This easement area is currently an active drainage ditch. Middleton Township has raised concerns about this ditch being diverted into the existing detention pond. The pond owner's association has also voiced concerns in the past regarding negative impacts to the water quality of the pond if a ditch is diverted into it.
3. The above noted existing ditch currently runs along proposed lots 228, 229, 204, 203, 191, 190, and 189. It is not shown or depicted on this new plat drawing.
4. Whether or not a temporary turn-around is needed at the end of Redfox Place. For River Bend Lakes Plat Two, a temporary turn around at the end of Waterville Drive was required for approval.
5. The cul-de-sacs as proposed appear to have islands in the center of them. In the Past, the Planning Commission has chosen not to have cul-de-sac centers as open space and rather have them paved for ease of snow removal purposes.
6. The lot numbering appears to be out of sequence as there are two lots labeled Lot 158.
7. The acreage breakdown of each phase of the plat needs to be listed as well as the total number of lots in each phase.
8. It cannot be determined without the acreage breakdown of each plat and the open space if there is enough open space (5%) for the plat(s).

The following is a list of items **identified by the Wood County Engineer's Office** that need addressed during the discussion of this item:

1. All letters used on the plat need to be 0.125 inches high.
2. The plat lines around the pond perimeter do not match with River Bend Lakes Plat One as recorded.
3. The southerly plat line does not appear to be correct.
4. A gas pipeline easement is not shown along the easterly line of Plat 2.
5. The purpose of the twelve foot pump station access drive shown on the northerly line of Plat Two.
6. Lots need re-numbered as there are two lots entitled Lot 158.
7. The existing north south ditch is not shown on the easterly side of the pond in Plat1.
8. Existing parcel lines need to be shown.
9. The length of the cul-de-sac street Sunset Harbour is longer than the maximum length of 600 feet.
10. A turn-around is required at the end of Redfox Place.
11. Can the existing detention pond handle all the flow from these additional lots?
12. Would like the outlet storm sewer for Plat 3 not to run through the back yards of Plat 4.
13. Sidewalks are not shown.

As seen above, there are several issues and items that need further discussion and clarification. This gives the Planning Commission three (3) options in regards to action taken with this preliminary plat. The options are as follows:

1. Approve the preliminary plat as presented.
2. Approve the plat with the conditions that all the items addressed be resolved.
3. Deny the plat and have it re-submitted with the above noted items addressed and or corrected.

It is also important to note that this is a preliminary plat, not a final plat. The purpose of the preliminary plat is to identify and work out potential problems before a final plat is submitted for approval.

ITEM # 2 - SUBDIVISION – MIDDLETON TOWNSHIP

APPLICANT(S):

Jill Servoss
26980 W. River Road
Perrysburg, OH 43551

PROPOSAL

Applicant has submitted a re-plat entitled "Re-Plat of Lots 61 and 62 of the Final Plat of River Bend Lakes Plat 1". The re-plat consists of lots 61 and 62 in Plat One of the River Bend Lakes Subdivision. The applicant is proposing to combine Lots 61 and 62 into one new lot of record.

LOCATION

The re-plat is located on Lots 61 and 62 in the Plat of River Bend Plat One in River Tract 54 of Middleton Township. More specifically the lots are located on the north side of Rocky Harbour Drive in the northern area of the subdivision.

LAND USE AND ZONING

The lots in question are currently zoned R-3 Residential. Lands to the south, east and west are also zoned R-3 Residential. Lands to the north are zoned A-1 Agricultural. The land use in the area is currently medium density residential and the Wood County Land Use Plan has identified the area where the lots are located at as being in an urban – small town expansion area. There are no environmental constraints on the property and all utilities are available to the lots.

ATTACHMENTS

- C. Location Map
- D. Plat Map

STAFF ANALYSIS

The purpose of the re-plat is to combine two existing platted lots into one new lot so that a dwelling can be placed on the lot without straddling lot lines. Currently Middleton Township does not allow a dwelling or building to straddle established lot lines. In order to fit a building on the lots, they need combined into one new lot. At the time the subdivision was platted the trend was for smaller "villa" style lots. This trend is

changing and there now seems to be a demand for larger more traditional single family lots.

STAFF RECOMMENDATION

The proposal fits in with the surrounding uses. The plat is in compliance with the requirements for a final plat and it is in compliance with Middleton Township’s Zoning Regulations. Based on that, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission recommend approval of this re-plat.

ITEM # 3 – PERRYSBURG TOWNSHIP ZONING

APPLICANT(S):

Perrysburg Township
26609 Lime City Road
Perrysburg, OH 43551

PROPOSAL

The Perrysburg Township Trustees have passed an official resolution to place the decision to enact zoning in the unzoned areas of Perrysburg Township before the voters in the November General Election. Planning Commission review and recommendation of the proposal needs to occur during the process to enact zoning per the Ohio Revised Code. The Township is currently partially zoned, and has elected to simply apply their current Zoning Resolution to these unzoned areas should the proposal be passed by the voters. The township has also drafted a zoning map that will become the official map of the unzoned areas should the item pass.

LOCATION

The unzoned area of Perrysburg consists of a fairly large area of the township and currently houses several different types of land uses from agricultural to industrial. The unzoned area is the area of the township south of Five Point Road, east of Lime City Road and north to the south side of State Route 795.

ATTACHMENTS

- E. Zoning Map

STAFF ANALYSIS

The purpose of this proposal is to allow Perrysburg Township to place the decision to zone the currently unzoned areas of the township on the ballot for the General Election in November. At that time residents of the unzoned area will vote to decide whether or not to adopt zoning in this area.

The unzoned area of the township consists of a fairly large portion of the township and contains varied land uses. The southern end of the area consists primarily of agricultural and rural residential uses and the northern and eastern portions of the area contain several industrial and commercial uses including the Cedar Business Center.

The proposed zoning map of the area has taken into account the current land uses in the unzoned areas and has designated them accordingly. In addition, the Township has invited residents of the unzoned area to review the proposed map and suggest any changes they may have.

STAFF RECOMMENDATION

Given that unzoned land is often a detriment to orderly growth and land use, anytime a zoning plan is enacted for an unzoned area it is a positive step. Given this, as well as the fact that the proposed zoning map does a good job of encompassing existing land uses in the unzoned area, it is the recommendation of the Planning Commission Staff that the Planning Commission recommend to Perrysburg Township that the Township approve the proposed zoning map and move forward with the process of placing this item on the November Ballot.

ITEM # 4 – ZONING - PERRYSBURG TOWNSHIP

APPLICANT(S):

Carol Brossia Stephens
232 W. 6th Street
Perrysburg, OH 43551

Brian McMahon
Danberry National Ltd.
624 W. South Boundary
Perrysburg, OH 43551

PROPOSAL

Applicants have submitted an application to rezone five (5) parcels of land totaling approximately 94.07 acres of land in Sections 26, 27, 34, and 35 of Perrysburg Township from an A-1 Agricultural Zoning Classification to an I-2 General Industrial Zoning Classification. No end use has been specified.

LOCATION

The subject parcels are located approximately one quarter north of Mandell Road, east of Interstate 75, west of Glenwood Road, and south of the City of Rossford.

LAND USE AND ZONING

The parcels are currently zoned A-1 Agricultural. Lands to the north are in the City of Rossford. Lands to the east are zoned A-1 Agricultural and I-2 Industrial. Lands to the west are zoned A-1 Agricultural and lands to the south are zoned A-1 Agricultural and R-2 Suburban Residential. The Wood County Comprehensive Land Use Plan has identified the area where the parcels are located at as being in an Employment Center area. There are no floodplain areas at the site. There is however an identified wetland on the site. It is classified as a “freshwater – forested – shrub wetland”. Utilities are not available at

the site. Utilities are currently available to the south at the intersection of Mandell and Lime City Road. These could be extended at an owner's – developer's expense.

ATTACHMENTS

- F. Location Map
- G. Zoning Map

STAFF ANALYSIS

As stated in the proposal above, the applicants have not specified an end use for the property; they have simply requested it be rezoned to Industrial because they feel it is the highest and best use of the land. In terms of existing land use, there is a mixture of single family residential, agricultural, and semi-public uses in the area. As far as the proposed land use change, it does fit in somewhat in regards to the Industrial Zoning Classification of the parcels directly east of the subject parcels and with what the Land Use Plan has designated the area for. There is however a significant amount of single family residential homes to the south of the subject parcels that need to be taken into account when looking at zoning for industrial uses.

In regards to environmental concerns, there is an identified wetland on one of the parcels. It has been designated as a freshwater – forested – shrub wetland. The specific location of this wetland is an existing patch of woods on the southernmost parcel in the application. If any type of development that alters this existing wooded spot were to occur on this parcel, a Wetland Development Permit would need to be issued from the Army Corp of Engineers.

Utilities are not immediately available to the parcel. In order to utilize the utilities, they would need to be extended northward from the intersection of Mandell and Lime City Road at the owner's – developer's expense.

STAFF RECOMMENDATION

As noted, the zoning being requested does conform to the existing zoning of lands to the east of the parcel as well as with the designation of the area as an Employment Area by the Land Use Plan. These factors justify recommending approval of the rezoning. This being said, there are other factors that may justify recommending denial of the rezoning such as the wetland issue as well as the amount of single family residential uses near the parcel.

Given these points, it is difficult for the Planning Commission Staff to provide a definitive recommendation to the Planning Commission. The best staff conclusion is that a recommendation to Perrysburg Township to either deny or approve the request would be acceptable. Ultimately this decision will be a judgment call on behalf of the Planning Commission. Lastly, it is important to remind the Planning Commission members that the decision they are making is only a recommendation, Perrysburg Township has the ultimate decision of whether or not to allow the rezoning and they are free to either take the Planning Commission's recommendation, or choose not to.

ITEM # 5 - ZONING – BLOOM TOWNSHIP

APPLICANT(S)

Harold and Patricia Haynes
12911 Eagleville Rd.
North Baltimore, OH 45872

PROPOSAL

Applicants wish to rezone 1.381 Acres of land in Section 31 of Bloom Township from an A-Agricultural Zoning Classification to an I-Industrial Zoning Classification. (The land to be re-zoned includes platted lots located in the Harper's Addition of the unincorporated Village of Welker in Bloom Township). The purpose of the request as stated on the application is that the owners have accepted a real estate purchase agreement to sell their property. The buyer proposes to use the property for industrial use.

LOCATION

The property being rezoned consists of 1.381 acres of land in the Harper's Addition of Section 31 in Bloom Township. More specifically, the land is approximately 1,100 feet south of Eagleville Road. Interstate 75 is approximately 320 feet to the west of the parcels, and Galatea Road is 880 feet to the east. The property is east of the Village of North Baltimore.

LAND USE AND ZONING

The property is currently zoned A Agricultural. Lands to the south, west, and north are zoned I-Industrial. Lands to the east are zoned A-Agricultural. The Wood County Comprehensive Land Use Plan has designated the area where the parcel is located as being in an Urban Infill Area as well as in a Key Corridor. There are no wetlands or floodplains on the property. There are currently well and septic systems on site, and public utilities could be extended to the property by the Village of North Baltimore at the owners' expense.

ATTACHMENTS

- G. Location Map and Zoning Diagram

STAFF ANALYSIS

The applicant's proposal is to rezone the 1.381 acres of land from an A-Agricultural Zoning Classification to an I-Industrial Zoning Classification. Currently the lands surrounding the parcel to the south, west, and north are zoned I-Industrial. Lands to the east are zoned Agricultural. Land use in the area is Industrial to the south, west and north, and agricultural to the east. There are no floodplains or wetlands on the parcel and water and sewer can be extended to the parcel at the owner's/developer's expense.

The Wood County Land Use Plan has the parcel designated as being located within an Urban Infill Area as well as being in a Key Corridor.

STAFF RECOMMENDATION

Given the parcel's location outside of Village limits and its proximity to Interstate 75 and other Industrial properties, an industrial land use is a fitting use of the land. As noted in the analysis, the parcel lies in an area designated as an urban infill area, and a key corridor.

Given the above factors, it is the recommendation of the Wood County Planning Commission Staff the Planning Commission recommend to Bloom Township that the Township approve this request.

ITEM # 6 - ZONING – FREEDOM TOWNSHIP

APPLICANT(S)

Luckey Farmers
1200 W. Main St.
Woodville, OH 43469

PROPOSAL

Applicants wish to rezone 76.89 acres of land from an A-1 Agricultural Zoning Classification to an M-1 Industrial Zoning Classification. The applicants would like to construct a grain elevator and fertilizer facilities on the site which requires an industrial zoning classification.

LOCATION

The property being rezoned consists of 70.7 acres of land in Section 35 of Freedom Township and 6.19 acres of land in Section 26 of Freedom Township. More specifically, the land is located at the northwest corner of the intersection of State Route 6 and the CSX railroad tracks. Pemberville Road is approximately 2,800 feet to the west of the parcel, Stein Road is approximately 1,800 feet to the north, and Bradner Road is approximately 1,600 feet to the east.

LAND USE AND ZONING

The property is currently zoned A-1 Agricultural. Lands to the west, north, and east are also zoned A-1 Agricultural. Lands to the south are zoned M-1 Industrial. The Wood County Comprehensive Land Use Plan has designated the area where the parcel is located at as being in a Prime Farmland/Rural Countryside area. There are no wetlands or floodplains on the property, and no public utilities are in place.

ATTACHMENTS

- H. Location Map & Zoning Diagram

STAFF ANALYSIS

The applicant’s proposal is to rezone 76.89 acres of land from an A-1 Agricultural Zoning Classification to and M-1 Industrial Zoning Classification. Currently the lands surrounding the parcel to the west, north, and east are also zoned A-1 Agricultural. Lands to the south are zoned M-1 Industrial. Land use in the area is agricultural and rural residential with the adjacent property to the south being used as a grain elevator. There are no floodplains or wetlands on the parcel and public utilities are not available to this property.

The Wood County Land Use Plan has the parcel designated as being located within a Prime Farmland/Rural Countryside area.

STAFF RECOMMENDATION

Given the parcel’s location on a major State Route as well as its size and neighboring property to the south, an industrial land use is a fitting use of the land. As noted in the analysis, public utilities are not available to this parcel which will limit the types of end uses available to these parcels of land.

Given the above factors, it is the recommendation of the Wood County Planning Commission Staff the Planning Commission recommend to Freedom Township that the Township approve this request.

ITEM # 7 - ZONING – WASHINGTON TOWNSHIP

APPLICANT(S):

Washington Township
P.O. Box 116
Tontogany, OH 43565

PROPOSAL

Washington Township has submitted a series of text amendments to the current Washington Township Zoning Resolution. Specifically, these amendments as submitted pertain to in the home businesses, review of plans for storm sewers and other utilities, lot frontage requirements, lot elevations and grading provisions, fences, and enforcement action.

ATTACHMENTS

- I. Zoning Text

STAFF ANALYSIS

As stated above, the proposed text amendments consist of changes to a variety of items in the current Washington Township Zoning Resolution. The items changed are as follows:

1. In the home businesses are now allowed to occupy one accessory building on a home site as well as up to 25% of the floor area of a residential structure.
2. All plans for storm and sanitary sewers as well as all other utilities shall be reviewed and approved by the Wood County Planning Commission, the Northwestern Water and Sewer District, and or other utilities providing service.
3. Corner lots shall have a minimum of 330' ft. of road frontage on both road frontages of the lot.
4. Lot grade elevations shall be determined by using the elevation at the centerline of the road in front of the lot.
5. Existing property grade elevations shall not allow surface water to drain onto adjacent properties. The property owner shall provide adequate drainage to transport surface water away from the adjacent properties.
6. Fences and walls are permitted along the lines of front and side yards to a height of not more than four (4) feet above the existing grade, and not more than seven (7) feet above grade for rear yards. Fences and walls shall be uniform and maintained in the original condition.
7. Fences and walls shall maintain a setback of five (5) feet from side and rear property lines unless adjacent property owners consent in writing to a lesser setback.
8. All violations of the Zoning Resolution shall result in a fine of not more than \$500.00 dollars a day.

These amendments have been drafted under the advisement of the Wood County Prosecuting Attorney's Office, and all appear to be in compliance with the Ohio Revised Code. In addition, the same or similar provisions exist in other Zoning Resolutions in Wood County. The one proposed amendment that needs further explanation or revision is the amendment that states that the Wood County Planning Commission Office shall review and approve plans for storm and sanitary sewers as well as all other applicable utilities. Currently the Planning Commission Office has no authority to approve any type of utility plans and furthermore, no current staff members are engineers or are trained sufficiently enough to properly review utility plans.

STAFF RECOMMENDATION

As stated in the analysis, these amendments are compliant with the Ohio Revised Code and similar in nature to what is in place in other Wood County Townships. The only item that need revision or at the very least, more explanation is the provision that the Planning Commission Office review utility plans.

Given these factors, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission recommend to Washington Township that the Township approve the proposed amendments with the suggestion that the Planning Commission Office be removed from the list of agencies that need to review utility plans.