



**WOOD COUNTY PLANNING COMMISSION
AGENDA
AUGUST 18, 2015 at 5:30 PM**

The Wood County Planning Commission will meet in regular session on Tuesday, August 18th, 2015 at the County Office Building in Bowling Green, Ohio. The time of this meeting is 5:30 pm. A suggested agenda follows:

ROLL CALL

APPROVAL OF THE JULY 2015 MEETING MINUTES

UNFINISHED BUSINESS

NEW BUSINESS

SUBDIVISION – PERRYSBURG TOWNSHIP

Midland Agency of NW Ohio and ESA Engineers have submitted a plat entitled "Eckel Trace Plat 3" for final review and approval. This plat is part of the original Eckel Trace Subdivision that was granted preliminary approval in 2003. Plat 3 consists of fourteen (14) single family lots on approximately 5.8 acres of land. The plat is located in the northeast quarter of Section 17 of Perrysburg Township on the south side of Eckel Trace Road. State Route 199 (McCutchenville Road) is located approximately 1,550 feet to the west of the proposed plat. The Shawnee Trace subdivision is located to the north of the subject parcel and is located in the City of Perrysburg.

SUBDIVISION – PERRYSBURG TOWNSHIP

Midland Agency of NW Ohio and Feller Finch and Associates have submitted a plat entitled "Eckel Trace Plat 6" for final approval. This plat is part of the original Eckel Trace Subdivision that was granted preliminary approval in 2003. Plat 6 consists of thirteen (13) single family lots on approximately 7.8 acres of land in the northeast quarter of Section 17 of Perrysburg Township. The plat is located on the south side of Eckel Junction Road. State Route 199 (McCutchenville Road) is located approximately 1,550 feet to the west of the plat, and the Shawnee Trace subdivision is on the north side of Eckel Trace Road.

AGENDA CONTINUED ON PAGE TWO

**AGENDA PAGE TWO
AUGUST 18, 2015 5:30 PM
WOOD COUNTY PLANNING COMMISSION**

SUBDIVISION MIDDLETON TOWNSHIP

Midland Agency of NW Ohio and ESA Engineers have submitted a plat entitled "Saddlebrook Plat Fifteen" for final approval. The plat consists of sixteen (16) single family lots and covers approximately 5.6 acres of land. This plat is the fifteenth phase of development in the existing Saddlebrook Subdivision. The plat is located in the existing Saddlebrook Subdivision. This particular phase is located in the west central portion of the subdivision. Saddlebrook Plat Thirteen borders the plat to the north, Saddlebrook Plat Four and Saddlebrook Plat Thirteen is to the north, unplatted lands that are part of the overall Saddlebrook development border the plat on the south and west, and Saddlebrook Plat Nine is located to the east.

PUBLIC FORUM

DIRECTOR'S TIME

Staff activities for July 2015 will be reviewed.

Date needs to be set for Director's annual review

CHAIRMAN'S TIME/COMMISSION MEMBERS' TIME

ADJOURNMENT

Please make plans to attend!

ITEM # 1: SUBDIVISION – PERRYSBURG TOWNSHIP

APPLICANT(S):	Midland Agency Of NW Ohio 401 Adams Street Toledo, OH 43604	ESA Engineers 5353 Secor Road Toledo, OH 43623
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PROPOSAL

Applicants have submitted a plat entitled "Eckel Trace Plat 3" for final approval. This plat is part of the original Eckel Trace Subdivision that was granted preliminary approval in 2003. Plat 3 consists of fourteen (14) single family lots on approximately 5.8 acres of land.

LOCATION

The subject property consists of 5.8 acres in the northeast quarter of Section 17 of Perrysburg Township. More specifically, the plat is located on the south side of Eckel Junction Road. State Route 199 (McCutchenville Road) is located approximately 1,550 feet to the west of the proposed plat. The Shawnee Trace subdivision is located to the north of the subject plat and is located in the City of Perrysburg.

LAND USE AND ZONING

The subject property is currently zoned R-3 Residential. Lands to the south and west are zoned A-1 Agricultural. Lands to the east are zoned PUD-R. Land to the north is located in the City of Perrysburg and is zoned R-3 Single Family Residential. The Wood County Comprehensive Land Use Plan has designated this area as being located in an urban infill area. Land use in the area is medium density residential. All utilities are available to this plat and there are no natural hazards such as floodplains or wetlands associated with the property.

ATTACHMENTS

- 1 - A. Location Map
- 1 - B. Plat Map

STAFF ANALYSIS

As noted above, Eckel Trace Plat 3 is a phase of the larger Eckel Trace Subdivision that was granted preliminary approval in 2003. This phase continues what was phase 3 of the originally approved preliminary plat.

In regards to the plat specifics; there are a total of fourteen (14) single family lots located within the plat. Plat improvements include streets with 60 feet of right of way, all utilities including water, sewer, gas, and electric. Lots with rear yards facing Eckel Junction Road have a mandatory 2 foot anti-vehicular access easement. These new lots will be accessed by Bay Trace and Summer Trace Drives.

As far as errors found by the Planning Commission Staff, the signature page has Commissioner Carter's signature listed in the title block. The plat engineer's were not aware of Mr. Carter's plans on retiring at the time the plat was drafted, so technically they are correct, however, the signature page will still need to be corrected.

STAFF RECOMMENDATION

The plat meets the Planning Commission's requirements as far as the standards that the Planning Commission reviews and is concerned with.

As far as concerns from the Engineer's Office, these were not available at the time of the drafting of this report. Per conversations with the Engineer's Office, it is the Engineers Office's intent to review the plat and present their findings during the discussion portion of the meeting.

As far as a formal recommendation, the Planning Commission Office recommends that the plat be granted final approval with the condition that the items that the Engineer's Office discovers are not of a serious nature that would warrant a motion of denial, a motion of tabling the item, or a conditional approval of the plat.

ITEM # 2: SUBDIVISION – PERRYSBURG TOWNSHIP

APPLICANT(S):	Midland Agency Of NW Ohio 401 Adams Street Toledo, OH 43604	Feller Finch & Associates 1683 Woodlands Drive Maumee, OH 43537
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PROPOSAL

Applicants have submitted a plat entitled “Eckel Trace Plat 6” for final approval. This plat is part of the original Eckel Trace Subdivision that was granted preliminary approval in 2003. Plat 6 consists of thirteen (13) single family lots on approximately 7.8 acres of land.

LOCATION

The subject property consists of 7.8 acres in the northeast quarter of Section 17 of Perrysburg Township. More specifically, the plat is located on the south side of Eckel Junction Road. State Route 199 (McCutchenville Road) is located approximately 1,550 feet to the west of the proposed plat. The Shawnee Trace subdivision is located in the city of Perrysburg to the north.

LAND USE AND ZONING

The subject property is currently zoned R-3 Residential. Lands to the south and west are zoned A-1 Agricultural. Lands to the east are zoned R3 Residential. Land to the north is located in the City of Perrysburg and is zoned R-3 Single Family Residential. Land use in the area is medium density residential. The Wood County Land Use Plan has designated the area where the subject plat is located at as being in an urban infill area. All utilities are available to this plat and there are no natural hazards such as floodplains or wetlands associated with the property.

ATTACHMENTS

- 2 - A. Location Map
- 2 - B. Plat Map

STAFF ANALYSIS

As noted above, Eckel Trace Plat 6 is part of – a phase of the larger Eckel Trace Subdivision that was granted preliminary approval in 2003. This phase continues what was phase 6 of the originally approved preliminary plat.

In regards to the plat specifics; there are a total of thirteen (13) single family lots located within the plat. Plat improvements include streets with 60 feet of right of way, all utilities including water, sewer, gas, and electric. These new lots will be accessed by the extension of Carronade Drive. The intent is to extend Carronade Drive from its current terminus in Eckel Trace Plat One to State Route 199 (McCutchenville Road). The thirteen (13) lots will then be accessed by this extension of Carronade Drive.

As far as errors found by the Planning Commission Staff, the signature page has Commissioner Carter's signature listed in the title block. The plat engineers were not aware of Mr. Carter's plans on retiring at the time the plat was drafted, so technically they are correct, however, the signature page will still need to be corrected.

STAFF RECOMMENDATION

With the exception of the need for an updated Commissioner's signature, the plat meets the Planning Commission's requirements as far as standards that the Planning Commission looks at.

As it was with previous plat described, the Engineer's Office has not provided the Planning Commission Office with their comments and concerns at the time of the drafting of this report. It is the intent of the Engineer's Office to report on these concerns at the meeting.

As far as a formal recommendation, the Planning Commission Office recommends that the plat be granted final approval with the condition that the items that the Engineer's Office discovers are not of a serious nature. If these discoveries and findings are serious, it is recommended that the Planning Commission decide if these items warrant a motion of denial, a motion of tabling the item, or a conditional approval of the plat.

ITEM # 3: SUBDIVISION – MIDDLETON TOWNSHIP

APPLICANT(S):	Midland Agency Of NW Ohio 401 Adams Street Toledo, OH 43604	ESA Engineers 5353 Secor Road Toledo, OH 43623
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PROPOSAL

Applicant has submitted a plat entitled "Saddlebrook Plat Fifteen" for final plat approval. The plat consists of sixteen (16) single family lots and covers approximately 5.6 acres of land. This plat is the fifteenth phase of development in the existing Saddlebrook Subdivision.

LOCATION

The plat is located in the existing Saddlebrook Subdivision. This particular phase is located in the west central portion of the subdivision. Saddlebrook Plat Thirteen borders the plat to the north, Saddlebrook Plat Four and Saddlebrook Plat Thirteen is to the north, unplatted lands that are part of the overall Saddlebrook development border the plat on the south and west, and Saddlebrook Plat Nine is located to the east.

LAND USE AND ZONING

The underlying plat property is zoned R-3 Residential. Lands surrounding the plat are also zoned R-3.

ATTACHMENTS

- 3 - A. Location Map
- 3 - B. Plat Map

STAFF ANALYSIS

This plat is the fifteenth phase of development in the overall Saddlebrook Subdivision. This particular plat will contain the following plat improvements: sidewalks, streets with back to back paving and curbs and gutters, public water and sanitary sewer, and other utilities such as gas, electric and cable.

Sixteen (16) single family residential lots are being proposed. Lots will have access through the extension of Saddle Horn Drive and Stonebridge Lane. All lots meet Middleton Township's minimum lot requirements for lots located in an R-3 District.

In regards to items on the plat that are of concern to the Planning Commission, these appear to have been met with the exception of needing the Commissioner's signature sign off corrected to reflect that Board's changes.

STAFF RECOMMENDATION

With the exception of the need for an updated Commissioner's signature, the plat meets the Planning Commission's requirements as far as standards that the Planning Commission office reviews and is concerned with.

The Engineer's Office has not provided the Planning Commission Office with their comments and concerns at the time of the drafting of this report. It is the intent of the Engineer's Office to report on these concerns at the meeting.

As far as a formal recommendation, the Planning Commission Office recommends that the plat be granted final approval with the condition that the items that the Engineer's Office discovers are not of a serious nature. If these discoveries and findings are serious, it is recommended that the Planning Commission decide if these items warrant a motion of denial, a motion of tabling the item, or a conditional approval of the plat.