



**WOOD COUNTY PLANNING COMMISSION
AGENDA**

AUGUST 7, 2012

5:30 PM

The Wood County Planning Commission will meet in regular session on Tuesday, August 7, 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 July 2012 Planning Commission meeting minutes.

OLD BUSINESS

NEW BUSINESS

WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT

Staff activities for July 2012 will be reviewed.

TROY TOWNSHIP – ZONING

The Troy Township Zoning Commission has submitted an amendment to the current Troy Township Zoning Resolution pertaining to the replacement of mobile homes in the township. Specifically the language allows for the owner of an existing mobile home to replace the mobile home with a new or different mobile home as long as the replacement is less than four (4) years old, and this can only occur once (one time basis).

LAKE TOWNSHIP – ZONING

An application has been submitted by a Mrs. Deborah Dorans, Executor, to rezone a 0.35 acre parcel of land in Section 11 of Lake Township from a B-1 Neighborhood Commercial zoning classification to an R-2 Residential zoning classification. The purpose of this request is that there is currently a single family dwelling located on the property which exists as a legal non conforming use. The parcel is being sold as part of an estate, and in order to secure bank financing, the buyers need to have the property zoned to the correct zoning classification.

PRESENTATION BY THE NORTHWESTERN WATER AND SEWER DISTRICT

The Northwestern Water and Sewer District will give a presentation outlining projects they have planned in the near future that may impact development trends in the County.

CHAIRMAN'S TIME

DIRECTOR'S TIME

ADJOURNMENT

Please make plans to attend!

ITEM # 1 – TROY TOWNSHIP - ZONING
APPLICANT

Troy Township Zoning Commission

6505 Five Point Rd.
Perrysburg, OH 43551

PROPOSAL

The Troy Township Zoning Commission has drafted language to address the replacement of mobile homes located in the township and existing as legal non conforming uses. Specifically, Troy Township is proposing that these mobile homes may be replaced on a one time basis by a new or different mobile home as long as it isn't over four years in age.

ATTACHMENTS

A. Proposed Language

STAFF ANALYSIS

This amendment appears to be an attempt by Troy Township to better regulate the occurrence and placement of mobile homes in the township. Currently, the types of mobile homes this regulation seeks to address exist as legal non conforming uses within the township. They do not meet the current requirements in the underlying zoning district, but they existed prior to zoning being enacted, so they can legally exist. (The term commonly used is "grandfathered").

Under this circumstance, an owner of one of these mobile homes can replace it with a similar one and still maintain their legal non conforming status. By placing a restriction that mandates the replacement mobile home be no more than four years old, and that the replacement can only occur one time, the township is helping ensure that these non conforming uses slowly get phased out. This will be achieved by eliminating the number of times that the non conforming use can be replaced, and by requiring that the replacement be of better aesthetic and structural quality.

STAFF RECOMMENDATION

With this amendment, Troy Township has chosen to take a proactive approach to addressing the issue of legal non conforming mobile homes in their township. Non conforming uses are traditionally designed to eventually phase out, or disappear and be replaced with either the correct underlying zoning classification, or correct structure on the parcel. This is done by limiting the size an existing non conforming use can expand to which is typically no more than 25%.

With traditional mobile homes, it is less likely that the replacement of one would trigger the 25% provision. Given this, it is possible that a legal, non conforming mobile home can continue to legally exist for many years.

This amendment "speeds up" this phase out process for mobile homes to a rate that is on par with commercial or industrial uses that occur as legal non conforming uses.

Lastly, according to the Troy Township Zoning Commission, the Wood County Prosecutor has reviewed this amendment and has stated that it is legally sound.

Given all of these points, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission recommend to Troy Township that the Township approve this request.

ITEM # 2 – LAKE TOWNSHIP - ZONING

APPLICANT

Deborah Dorans

21985 West State Route 579
Curtice, OH 43412

PROPOSAL

Applicant has submitted an application to rezone a 0.35 acre parcel of land in Section 11 of Lake Township from a B-1 Neighborhood Commercial zoning classification to an R-2 Residential zoning classification. The purpose of this request is that there is currently a single family dwelling located on the property that exists as a legal non conforming use. The parcel is being sold as part of an estate, and in order to secure bank financing, the buyers need to have the property zoned to the correct zoning classification.

LOCATION

The subject parcel is located in the northeast quarter of Section 11, Lake Township. More specifically, the parcel is located at the southeast corner of the intersection of Walbridge and Matthews Roads. Woodville Road is located approximately 270 feet to the east of the parcel, and Bradner Road is approximately one mile to the east.

LAND USE AND ZONING

The property is currently zoned B-1 Neighborhood Commercial. Lands to the south and east are also zoned B-1 Neighborhood Commercial. Lands to the north are zoned B-1 Neighborhood Commercial and M-1 Light Industrial. Lands to the west are zoned R-2 residential. Land use in the area is extremely mixed with commercial and industrial uses occurring alongside medium density residential uses. The Wood County Land Use Plan has designated the area where this parcel is located at as being in an urban in fill area. There are no floodplains or wetlands on the parcel and all utilities are available to the parcel.

ATTACHMENTS

B. Location Map

STAFF ANALYSIS

As stated in the summary above, a single family dwelling is located on the property. According to the Wood County Auditor's records, the dwelling was built in 1933 which means that it existed prior to zoning being enacted in Lake Township. When zoning was enacted, the parcel was zoned commercial; however the dwelling was allowed to continue as a legal non conforming use.

The property is currently part of an ongoing estate, and there is a buyer for the property. However, buyers have been unable to secure financing for the parcel since it is zoned commercially but being used for residential purposes.

The land use in the area is diverse and somewhat chaotic. Residential uses occur to the south and west of the parcel. Commercial and industrial uses occur to the north and east of the parcel. The land use plan has designated the parcel as being in an urban in fill area which is an area around an established urban-developed area where residential redevelopment is likely to occur.

STAFF RECOMMENDATION

Since the subject parcel contains a dwelling that predates zoning, since the request will result in a reduction of intensity of land use, and since a proper zoning classification for this parcel is in the best interests of all, it is the recommendation of the Planning Commission Staff that the Planning Commission recommend to Lake Township that the township approve this request.