



**WOOD COUNTY PLANNING COMMISSION  
AGENDA  
FEBRUARY 4, 2014 at 5:30PM**

The Wood County Planning Commission will meet in regular session on Tuesday, February 4, 2014 at the County Office Building in Bowling Green, Ohio. The time of this meeting is 5:30pm. A suggested agenda follows:

**OLD BUSINESS**

Election of Officers for the 2014 Planning Commission

**NEW BUSINESS**

Approval of the December 2013 Planning Commission Meeting Minutes

**WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT**

Staff activities for November, December 2013 and January 2014 will be reviewed.

**MIDDLETON TOWNSHIP – SUBDIVISION**

Oravec & Associates on behalf of Brian McCarthy – McCarthy Builders has submitted a final residential plat entitled "Riverbend Lakes Subdivision Plat 2". This plat is the second phase of the Riverbend Subdivision in Middleton Township. This particular plat contains a total of 26 single family lots and covers approximately 15 acres of land. It is located in the Riverbend Subdivision, River Tracts 54 and 55 of Middleton Township.

**MIDDLETON TOWNSHIP – ZONING**

James and Connie Ziss submitted an application requesting that a 160 acre parcel in Section 30 of Middleton Township be re-zoned from an A-1 Agricultural Zoning Classification to an M-1 Industrial Zoning Classification. No proposed end use for the parcel has been provided. The specific location of the property is at the southwest corner of Mercer Road and State Route 582.

**CHAIRMAN'S TIME**

**DIRECTOR'S TIME**

**ADJOURNMENT**

*Please make plans to attend!*

One Courthouse Square, Bowling Green, Ohio 43402  
Phone: 419-354-9128 Fax: 419-352-4972  
[www.co.wood.oh.us/planning](http://www.co.wood.oh.us/planning)

## ITEM # 1 - SUBDIVISION – MIDDLETON TOWNSHIP

### **APPLICANT(S)**

Oravec & Associates  
5353 Secor Road  
Toledo, OH 43402

### **PROPOSAL**

Applicants have submitted a final plat entitled “River Bend Lakes Plat Two” for final approval. The residential subdivision consists of twenty six (26) single family lots and covers approximately 15 acres of land 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 extension of John F. McCarthy Way.

### **LAND USE AND ZONING**

The underlying plat is zoned R-3 Residential. Lands to the east, south and west are zoned R-3 Residential as well. Lands to the north are zoned A-1 Agricultural. 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 plat is the second phase of the overall River Bend development. The development was originally presented as a golf course development in 2001. This plan was abandoned, and in 2002, a new proposal was introduced that featured several large lakes scattered between lots and covered approximately 435 acres of land. Eventually, the first phase of the development was platted. After phase one was platted, the original developer ran into financial difficulties and work on the development halted. Approximately two years ago a new developer purchased the subdivision with the intent to continue to develop it, with plat two being the first stage of this continued development.

Plat Two consists of 26 single family lots and covers approximately fifteen (15) acres of land. The primary access to these lots will be by the extension of John F. McCarthy Way as well as through a new street named Waterville Drive. Plat improvements include streets with 60 feet of right of way and 25 feet of back to back paving, public water and sewer, as well as gas and electric. Storm water detention – retention will be handled through the existing infrastructure in Plat One.

In conversations with Middleton Township, the Township has indicated that they would like to have a temporary turn around installed at the end of John F. McCarthy Way. The Township felt this would aid in snow removal and in construction.

**STAFF RECOMMENDATION**

Plat Two is the next phase of development and it follows what was originally laid out on the preliminary plat. The lots meet Middleton Township's minimum zoning requirements as well as the requirements in the Wood County Subdivision Regulations. As stated above, storm water is to be handled through existing infrastructure.

Given these facts, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission grant final approval to Riverbend Lakes Plat Two with the recommendation that a temporary turn around be installed at the end of John F. McCarthy Way.

## ITEM # 2 - ZONING – MIDDLETON TOWNSHIP

### **APPLICANT(S)**

James and Connie Ziss  
3307 E. Stoneway Drive  
Sandusky, OH 44870

Attorney Diane Huffman  
131 East Court Street  
Bowling Green, OH 43402

### **PROPOSAL**

Applicants wish to rezone 160 acres of land from an A-1 Agricultural Zoning Classification to an M-1 Industrial Zoning Classification. No end use has been specified on the application other than the statement that the applicants feel an industrial use is the highest and best use of the land.

### **LOCATION**

The property being rezoned consists of 160 acres of land in Section 30 of Middleton Township. More specifically, the land is at the southwest corner of Mercer Road and State Route 582. Interstate 75 is approximately 3,300 feet to the east of the parcel, State Route 25/Dixie Highway is approximately 4,500 feet to the west, and Devil's Hole Road is one mile to the south.

### **LAND USE AND ZONING**

The property is currently zoned A-1 Agricultural. Lands to the north, south and east are also zoned A-1 Agricultural. Lands to the west are zoned M-1 Industrial. In addition to the underlying zoning, the property is also subject to Middleton Township's Route 25 – 582 Overlay Zone. The Wood County Comprehensive Land Use Plan has designated the area where the parcel is located at as being in an Employment Opportunity Area as well as in a Key Corridor. There are no wetlands or floodplains on the property, and utilities can be extended to the parcel from the east.

### **ATTACHMENTS**

- C. Location Map
- D. Zoning Diagram

### **STAFF ANALYSIS**

The applicant's proposal is to rezone the 160 acre parcel from an A-1 Agricultural Zoning Classification to and M-1 Industrial Zoning Classification. Currently the land surrounding the parcel to the east, north and south is zoned A-1 Agricultural. Lands to the west are zoned M-1 Industrial. Land use in the area is agricultural and rural residential with more industrial uses occurring to the west at the Mid Star Business Park. There are no floodplains or wetlands on the parcel and utilities 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 Employment Opportunity Area as well as being in a Key Corridor. In addition, Middleton Township has included this parcel in their Route 25 – 582 Overlay Zone.

#### **STAFF RECOMMENDATION**

Given the parcel's location on a major State Route as well as its proximity to Interstate 75 and Route 25, an industrial land use is a fitting use of the land. As noted in the Staff Analysis, there are a number of rural residences near the parcel, and these owners may object to the land being rezoned for an industrial use. Also as noted in the analysis, the parcel lies in an area designated as an employment opportunity 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 Middleton Township that the Township approve this request while looking into additional buffering and screening requirements for the residences located near the parcel.