

**Wood County Planning Commission**  
**April 2, 2013 @ 5:30 PM**

The Wood County Planning Commission met in regular session on Tuesday, April 2nd, 2013 at the County Office Building in Bowling Green. Planning Commission members in attendance were: Tony Allion, Rob Black, John Brossia, Jim Carter, Patrick Fitzgerald, Joel Kuhlman and Leslee Thompson. Planning Commission Staff in attendance was Dave Steiner and Katie Baltz. In addition to Planning Commission Staff, a total of nineteen (19) guests were present at the meeting.

**NEW BUSINESS**

Chairman Thompson called the meeting to order. Upon calling the meeting to order, Mr. Black made a motion to approve the February 2013 Planning Commission meeting minutes. Mr. Fitzgerald seconded the motion and Commission members responded in full support.

**STAFF ACTIVITIES REPORT – February and March 2013**

Mr. Steiner reported the following summary of activities for the months of February and March 2013; Attended Public Transportation focus group and TMACOG Transportation summit; all Environmental Reviews for FY12 Community Development Block Grant (CDBG) were completed, 3 had been released; continued funding LMI individuals to tap into sewer systems throughout the county; continued working on FY12 CHIP grant; underwent monitoring for FY09 and FY10 CDBG program and FY12 CHIP with no major findings; convened annual TIRC meeting and completed all reporting requirements; continued training staff.

**WASHINGTON TOWNSHIP - SUBDIVISION**

A preliminary plat entitled “Williamsburg on the River 5th, 6th, 7th, and 8th and 9<sup>th</sup> Extensions” had been submitted by a William E. Moll of W.E. Moll Engineers. This preliminary plat consisted of a total of forty three (43) single family lots and three (3) two family lots and covered approximately forty nine (49) acres of land.

Mr. Steiner began his review and discussion of this item by explaining the specifics of the Plat and noted that it was located on the undeveloped land located within the existing Williamsburg on the River Subdivision in Washington Township. Mr. Steiner noted that this was the same geographic area that was reviewed at the December 2012 meeting.

Mr. Steiner noted that the proposed plat contained forty three (43) single family lots and three (3) two family lots and covered approximately forty nine (49) acres of land, contained streets with 60 feet of right of way and 25 feet of paving, public water and sanitary sewer and a storm water detention pond.

Mr. Steiner stated that the Developer did not wish to install sidewalks, which he felt was reasonable as it will fit in with the rest of the development with no sidewalks. Mr. Steiner reported that the applicant had met the Wood County Subdivision Rules and Regulations and Washington Township zoning requirements for Lot Frontage, Area, Setback, etc. in R-2 District. Mr. Steiner stated that lots with floodplain area on them will have to coordinate with the Planning Commission office to complete a floodplain development permit.

Mr. Steiner noted changes that had been made to the plat since its original submittal in December were:

1. A minor alignment change within the roadway alignment.
2. A reduction of lots from forty nine (49) single family lots to forty six (46) single family lots and three (3) two family lots along the portion of the plat that fronts State Route 235. This was done to meet ODOT's access management requirements along a State Route.
3. The proposed park lot located adjacent to the existing park had been increased in size.
4. Roadway access next to the park lot had been eliminated.
5. Drainage outlet from the new lake had been split to outlet to the north and south lakes to reflect the existing drainage pattern.
6. A section of pond edge had been added to aid in storm water management.
7. A 3" inch wide slope easement had been shown on the proposed pavement section as requested by the Wood County Engineer.
8. Fire hydrant in the cul-de-sac island had been removed.
9. The park requirement table had been added on the plat drawing.
10. The three (3) lots along State Route 235 have been separated into a ninth extension of the plat.

Mr. Steiner then reviewed the Preliminary Approval Process noting that for preliminary plat approval, an applicant needs to meet the platting requirements under the Wood County Subdivision Rules and Regulations as well as the Washington Township zoning requirements in the underlying zoning district. In the time between preliminary and final approval, elements like storm water design and drainage plans are begun as well as roadway and utility construction. Once final approval is sought, typically all roadways are in place and the storm water facilities have been granted approval by the Wood County Engineer's Office. The Planning Commission had the choice of approving the preliminary plat as presented, approving it with conditions or denying the preliminary plat.

Mr. Fitzgerald asked Mr. Steiner if all concerns he had from the first plat submittal had been taken care of. Mr. Steiner stated that all platting conditions or concerns had been satisfied. Mr. Brossia asked if there was enough land available for a duplex including the floodplain area. Mr. Steiner stated that there was sufficient land and the building setback requirements would keep the building out of the floodplain as well. Mr. William Moll, engineer for the plat confirmed this observation.

Mr. Carter asked Mr. Moll if the concerns with the drainage of the dams and lakes had been improved. Mr. Moll stated that the drainage is sensitive in this area, but the 4 acre lake he is proposing will reduce the flow off the existing land with consideration to the dam. Mr. Black asked if the issues with the dam are controlled by the county Engineer, to which John Musteric, Wood County Deputy Engineer responded that dams are maintained by the Ohio Department of Natural Resources (ODNR).

Ms. Judy Westmeyer, a homeowner within the Williamsburg on the River subdivision then addressed the Commission with her concerns. She noted her concerns were with the increased traffic on Back Bay Road and bridges, pedestrian safety on the roads due to development, flooding due to heavy rains and drainage and algae on the lakes.

Another resident, Karen Higgins spoke to the Commission about her concerns with the development, some of which were; property lines extending into the lake, safety and the lack of access to the development from State Route 235, storm drainage into the lake system, maintaining their swimmable-fishable-boat-able lakes, decreased revenue in Washington Township and the expenses the new subdivision will create, two family homes in the Williamsburg Subdivision, and the zoning in Washington Township.

Mr. Moll stated that everything from the houses on outside lakes will drain into the road, into the pond, and metered out of the pond. Mr. Moll explained that storm water peak discharge will be greatly limited.

Additional Williamsburg on the River residents expressed concerns regarding drainage, increased traffic, lack of access to State Route 235, keeping their lake as being not controlled by ODNR, dams being unsatisfactory and property lines into the lake and insurance implications.

Mr. Brossia asked if Back Bay Road can handle the increased amount of traffic, and if a temporary drive can be required during development? Mr. Steiner stated that this would be a traffic study issue, and it is not required for preliminary plat approval. He didn't believe that zoning or the subdivision rules and regulations could require a temporary drive.

Mr. Moll explained that the based on the ditch, the size of culvert and where the intersection would be in regards to the culvert, it would be a tough place to put an intersection and it would be very expensive.

Mr. Kuhlman acknowledged the residents concern regarding good faith, and stated that he had that same concern. Mr. Kuhlman reviewed a letter written from Mr. Moll to Mr. Steiner dated December 13, 2012 in which Mr. Kuhlman interpreted the letter as allegations of impropriety, credibility of the board and the Director and questioning their ethics. Mr. Steiner acknowledged that he had made an error and “wasn’t looking solely at the platting and the zoning” in his write up, which he addressed in his response letter to Mr. Moll. After further discussion, Mr. Kuhlman stated that he no longer trusts Mr. Moll.

Mr. Black concurred that he felt the tone of Mr. Moll’s letter was inappropriate. Mr. Fitzgerald asked if the Commission can require the developer to look or change the entrance to the development. Mr. Steiner stated that he was unsure if the Commission could make this a requirement.

Mr. Black made a motion to approve the preliminary plat as presented. Mr. Allion seconded the motion.

Mr. Fitzgerald asked for clarification regarding whether this plat could move forward without any requirements in regards to the traffic concerns if approved, or if the developers could alter the plat to take these concerns into consideration if denied. Mr. Steiner stated that he wasn’t sure if a traffic study could be required or if the outcome from such study would be any different.

Following a resident’s statement concerning the safety of children, a motion was made to approve the plat, a vote was called resulting in one (1) member in favor, Five (5) members opposed, motion denied.

Mr. Steiner asked Planning Commission members to express their reason for their vote.

Mr. Fitzgerald stated that his biggest concern was lack of access to the highway, the amount of traffic on the streets without sidewalks being present, and the need for a better way to get out of the development.

Mr. Black concurred with Mr. Fitzgerald’s statement.

Mr. Carter agreed that one of his concerns was the access to State Route 235 as well as safety. Mr. Carter suggested that the issue of safety may be re-examined going back and taking a look at sidewalks.

Ms. Thompson concurred with the concerns that had already been mentioned, as well as working out any of the unresolved issues with the water and/or retention.

Mr. Brossia concurred and asked if sidewalks were mandatory. Mr. Steiner explained that sidewalks are a requirement, however, a waiver may be requested or granted in order to be compatible with what’s existing.

Mr. Carter asked how the construction equipment would get in and out of the development if the bridges or culverts were limited on their weight capacity. Mr. Moll stated that they would probably use a temporary access road at the end of the lake.

### **DIRECTOR'S TIME**

Mr. Steiner stated that the next Planning Commission meeting was scheduled for first Tuesday in May. Mr. Steiner stated that the Planning Commission staff is adjusting to having two people and are extremely busy with grant work.

Mr. Steiner introduced Mr. Conrad Lipincott, President of the Saddlebrook Condominium Association. Residents are concerned because the developer's window of expansion had expired recently and the land could be sold and properties could be built within the R-3 Zoning Classification.

There being no further discussion, Mr. Carter made a motion to adjourn the April 2, 2013 Planning Commission meeting. Mr. Black seconded the motion and Planning Commission members responded in full support.