



**WOOD COUNTY PLANNING COMMISSION
AGENDA
JANUARY 6, 2015 at 5:30 PM**

The Wood County Planning Commission will meet in regular session on Tuesday, January 6, 2015 at the County Office Building in Bowling Green, Ohio. The time of this meeting is 5:30 pm. A suggested agenda follows:

OLD BUSINESS

NEW BUSINESS

Approval of the December 2014 Planning Commission Meeting Minutes.

Report from Nominating Committee and election of Officers for 2015.

WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT

Staff activities for December 2014 will be reviewed.

SUBDIVISION – LAKE TOWNSHIP

Feller Finch & Associates on behalf of a Mr. George Walker has submitted a preliminary plat for a two (2) lot subdivision entitled "Shaelyn Place" in Section 11 of Lake Township. The proposed plat is located on the east side of Pemberville Road between Walbridge and Ayers Roads. The subdivision contains two (2) lots and covers approximately 5.2 acres of land. This plat was granted preliminary approval at the November 2014 Planning Commission meeting and is now being submitted for final approval.

SUBDIVISION – MIDDLETON TOWNSHIP

Oravec & Associates on behalf of Brian McCarthy – McCarthy Builders has submitted a preliminary residential plat entitled "The Village at River Bend Lakes". This plat is located in the existing River Bend Subdivision in Middleton Township, and is the newest phase of development in this subdivision. This particular phase is a large, multi platted endeavor that consists of thirteen (13) individual plats. Within the thirteen (13) plats there are a total of three hundred (300) single and two family residential lots. The thirteen (13) plats cover an area of approximately 122.5 acres of land.

**AGENDA – PAGE TWO
WOOD COUNTY PLANNING COMMISSION
JANUARY 6, 2015 MEETING**

ZONING – TROY TOWNSHIP

Red Bug LLC has submitted a request to rezone approximately 31 acres of land in Road Tract 62 of Troy Township from a C-2 Commercial Zoning Classification to a B-PUD Zoning Classification. Applicants have also submitted the required PUD footprint – development plan with their rezoning request. The purpose of this request is that applicants wish to construct an office – company headquarters on the subject parcel of land. The proposed end use is best accommodated in a B-PUD District. The subject parcel is located on the east side of Pemberville Road approximately 4,300 feet south of State Route 20/Fremont Pike.

AMENDMENT – WOOD COUNTY SUBDIVISION RULES AND REGULATIONS

The Wood County Planning Commission Staff is asking the Planning Commission Board for permission to amend the current Wood County Subdivision Rules and Regulations to adjust maximum length for cul de sacs.

CHAIRMAN’S TIME

DIRECTOR’S TIME

Bylaw update committee meeting scheduling

Presentation on new process and timeline for selecting CDBG projects.

ADJOURNMENT

Please make plans to attend!

ITEM # 1: SUBDIVISION – LAKE TOWNSHIP

APPLICANTS :

George Walker
29918 Pemberville Rd.
Millbury, OH 43447

Feller Finch & Associates
1683 Woodlands Dr.
Maumee, OH 43537

PROPOSAL

Feller Finch & Associates on behalf of Mr. George Walker, have submitted a final plat for a two (2) lot subdivision entitled “Shaelyn Place” in Section 11 of Lake Township. The subdivision contains two (2) lots and covers approximately 5.2 acres. This plat had been submitted for preliminary approval at the November, 2014 Planning Commission meeting. It was granted preliminary approval at that time, and is now being submitted for final approval.

The purpose of the subdivision is that the owner/applicant wishes to create an additional parcel split on the property. However, the number of minor parcel splits allowable on an original tract of land has been exceeded.

The Wood County Land Transfer Policy as well as Planning Commission Office Policy states that a parcel of land is allowed to have a total of four (4) minor parcel splits, which are splits under five (5) acres in size, off of an original tract of land. An original tract is defined as how the parcel existed in 1961. In this case, the applicant’s parcel has already been split four (4) times, therefore their only recourse to gain another split is to create a two (2) lot major subdivision. The applicants have requested waivers from the Wood County Subdivision Rules and Regulations for the improvements required under the Regulations such as sidewalks, open space, etc.

LOCATION

The proposed plat is located in Section 11 of Lake Township on the east side of Pemberville Road between Walbridge and Ayers Roads.

LAND USE AND ZONING

The property underlying the proposed plat is zoned R-2 Residential, and lands surrounding the parcel on all sides are also zoned R-2. The underlying property of the proposed plat lies within an expansion area as designated by the Wood County Land Use Plan. There are no floodplains or wetlands on this parcel, and all utilities are available to the parcel. Land use in the area is medium density residential.

ATTACHMENTS

- A. Location Map
- B. Plat Map
- C. Review letter from Engineer’s Office

STAFF ANALYSIS

The plat of Shaelyn Place consists of two (2) lots totaling 5.2 acres of land that the applicants currently own. The plat is being created/proposed because the number of allowable minor parcel splits of the underlying property of the plat has been exceeded, so a major platted subdivision needs to be created and approved to allow the further subdivision of this parcel.

Since this plat is being drafted with the purpose of allowing two (2) more minor parcel splits rather than for the development of a full scale platted subdivision, the applicant has requested waivers from the Subdivision Regulations for sidewalks, Percolation Tests, and a tree planting plan.

At the August 2014 meeting when this plat was originally reviewed, the Wood County Engineer's Office stated that a drainage plan for the subdivision was needed by their Office, and had not been submitted with the plat. This new plat has a drainage plan attached to it and it has been submitted to the Engineer's Office for review.

While subdivisions – plats of this nature are relatively rare, they are not unheard of and there are some currently in existence. The last one heard and approved by the Planning Commission was in 2003 and was located on a parcel of land in Grand Rapids Township. The situation was the same in that the applicants wished to create a minor parcel split from a parcel that had already exceeded the amount of minor splits available to it.

In regards to this plat, it meets Lake Township's zoning requirements, and public water and sewer is available to the parcel. The end use (residential) fits in with the County Land Use Plan as well as the existing land use in the area.

Errors found by the Planning Commission Office include the need to change the signature block for the Wood County Health Department to read "Mr. Brad Espen, Environmental Director".

The Wood County Engineer's Office also found errors during their review of the plat. These are listed out in detail in the attached transmittal letter from the Engineer's Office.

STAFF RECOMMENDATION

Given that the preliminary plat was granted approval at the November 2014 Planning Commission meeting, and given that nothing has changed in regards to the design of the plat, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission grant this plat final approval. This recommendation is based on the condition that all errors identified by both the Planning Commission Office and the Engineer's Office be corrected before the plat can be signed off on for recording.

ITEM # 2 - SUBDIVISION – MIDDLETON TOWNSHIP

APPLICANT(S)

Oravec & Associates
5333 Secor Road
Toledo, OH 43623

McCarthy Builders Inc.
3818 King Road
Toledo, OH 43617

PROPOSAL

Applicants have submitted a new preliminary plat entitled The Village At River Bend Lakes. This new plat is a redesigned version of the plat of the same name that was submitted for the November 2014 Planning Commission meeting. This new plat covers approximately 122.4 acres of land, contains 300 residential lots, and is composed of thirteen (13) separate phases. The most important feature of this new preliminary plat is that all of the proposed lots meet Middleton Township's minimum lot requirements for an R-3 District.

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 is located in the northeast portion of the overall development. The primary points of access for this phase will be off of Roachton Road as well as through the extension of the existing street of Waterville Drive.

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 located in the City of Perrysburg and are zoned R-1 Residential. 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

- D. Location Map
- E. Plat Map
- F. Review letter from the Engineer's Office

STAFF ANALYSIS

As noted above, this item started out as a different plat. It was first reviewed at the November 2014 Planning Commission meeting where it was tabled until such time that an Official Prosecutor's Opinion be given regarding the validity of a variance issued by the Township in 2002. This variance allowed for reduced frontage and area requirements for the entire subdivision.

At the December 2014 Planning Commission meeting, this item was reviewed again. At that time, it was voted to have the applicants come back with a different plat design for the western portion of the plat that meets Middleton Township's minimum lot requirements. Also included in the motion was the condition that the eastern portion of the proposed development be tabled until such time that the Wood County Prosecutor's Office provided a legal opinion on the variance issue.

At the time of this writing, the requested legal opinion has not been completed, however all lots in this revised preliminary plat meet the Township's minimum lot requirements for an R-3 District, so the opinion is not needed for an approval decision on this new plat.

In regards to the particulars of this plat, it is the latest submission for the River Bend Lakes development. It consists of a total of thirteen (13) separate plats – phases, contains 300 residential lots and covers approximately 122.4 acres of land. As stated above, the underlying plat(s) property is zoned R-3 Residential and lies within an urban – small town expansion area. There are no floodplains or wetlands associated with the plats.

In regards to plat specifics, the proposed preliminary plat is made up of thirteen (13) separate plats. Within these plats, there are a total of 300 residential lots. The lots being proposed are both single and two family lots. Plat improvements include streets with 60 feet of right of way and 25 feet of paving, curbs and gutters, sidewalks, all utilities, open space areas as well as a lake which will serve an aesthetic as well as a detention purpose. The lake that is being proposed will have fountains constructed within it which again serves an aesthetic purpose as well as lake maintenance role. It needs to be noted that since this newest phase of development has been submitted after the adoption of the new Subdivision Rules and Regulations, all storm sewer systems and drainage will have to be placed under County maintenance. This will need to occur prior to the signing of the final plat.

Traffic flow within the proposed plats appears to be adequate. Roachton Road serves as a main ingress – egress point, and Waterville Drive connects this newest phase of development with the existing River Bend plats which ultimately flows onto River Road. Plat seven (7) as proposed has a stub street (Juniper Court) terminating into unplatted lands which allows for future extension into these unplatted areas.

Another item in regards to traffic design and flow is the issue of a traffic study. As briefly discussed at the December 2014 Planning Commission meeting, there is a major access to this newest phase of development onto Roachton Road. Given the volume of traffic that a development of this nature could ultimately generate, it is advised that the Planning Commission require the applicants to complete a traffic study on this Roachton Road access point. It is likely that turn lanes will need to be provided along Roachton Road, and a traffic study would answer this question.

The Wood County Engineer's Office had conducted a review of the preliminary plat and has found a total of thirteen (13) errors with the preliminary plat as presented. A copy of the Engineer's Office's transmittal letter listing these errors is attached.

Aside from needing to edit the signature block for the Planning Commission Office sign off, the plat meets the Planning Commission Office's requirements for preliminary plats as set forth in the Wood County Subdivision Rules and Regulations.

STAFF ANALYSIS

As stated above, the applicants have made a good effort to redesign the original plat to accommodate Middleton Township's minimum lot requirements in an R-3 District. Also noted above, the plat meets the preliminary plat requirements as set forth in the Wood County Subdivision Rules and Regulations.

The errors – concerns identified by the Engineer's Office do need to be taken into consideration. This being a preliminary plat, the time to address the issues identified by the Engineer's Office is during this preliminary design phase.

As far as a recommendation from the Wood County Planning Commission Staff, the staff is comfortable recommending preliminary approval be granted under the condition(s) that a traffic study be undertaken for the portion of the plat that has its ingress and egress onto Roachton Road, the Engineer's Offices comments, errors and concerns be corrected, and that Item Five (5) on the Engineer's review letter be discussed in detail.

ITEM # 3: ZONING – TROY TOWNSHIP

APPLICANTS

Red Bug LLC
27800 Lemoyne Road
Suite F
Millbury, OH 43447

PROPOSAL

Applicant has submitted an application to rezone approximately 31 acres of land in Road Tract 62 of Troy Township from a C-2 Commercial Zoning Classification to a B-PUD (Planned Unit Development, Business). The purpose of this request is that the applicant wishes to construct an office type of end use, and this use is best handled in Troy Township under the Township's B-PUD designation.

LOCATION

The subject property is located in Road Tract 62 of Troy Township. More specifically, it is located on the east side of Pemberville Road approximately 4,300 feet south of Fremont Pike/Route 20. The new Home Depot distribution center is located directly to the west of the property, and the B & B Truck Repair facility is located directly to the north of the parcel.

LAND USE AND ZONING

The property is currently zoned C-2 Commercial. Lands to the north are also zoned C-2 Commercial. Lands to the south and east are zoned A-1 Agricultural, and lands to the west are zoned B-PUD. The subject property lies within an employment area and a key corridor as designated by the Wood County Land Use Plan. There is a small portion of floodplain on the property. There are no identified wetlands on this parcel, and all utilities are available to the parcel. Land use in the area is industrial – commercial with agricultural uses occurring to the south and east of the subject parcel.

ATTACHMENTS

- G. Location Map
- H. PUD Footprint

STAFF ANALYSIS

The applicants have purchased the subject parcel with the intent to construct a new office – headquarters for their current internet provider operation. When researching the proper zoning classification for their intended end use, it was ultimately decided by the applicant and Troy Township that a B-PUD zoning designation would be the best option. This designation would allow the applicant's proposed end use to comply with the township's zoning, and allow them to further develop and subdivide the property in the future if so desired.

The parcel itself consists of approximately 31 acres and is currently undeveloped. There are no wetlands on the property, however there is a small floodplain area located on the parcel's western boundary near Pemberville Road. The Planning Commission Office has made the applicant aware of this floodplain, and any development of this parcel will need to be reviewed by the Planning Commission Office to ensure that if the floodplain is encroached upon, all applicable regulations set forth by the Planning Commission Office are adhered to.

All utilities are available to the parcel, and the Wood County Land Use Plan has designated the area where this parcel is located at as being in an Employment Area as well as a Key Corridor.

In addition to the request to rezone the property from C-2 Commercial to B-PUD, the applicant is also required to submit a development plan – PUD footprint for the property. This footprint is designed to meet the Township's PUD standards and requirements, and not the requirements set forth by the Wood County Subdivision Rules and Regulations. What will happen procedurally is that the Planning Commission will make a recommendation to Troy Township whether or not to approve the actual rezoning from C-2 to B-PUD as well as the submitted footprint. The Township Zoning Commission will then review the rezoning request and review the footprint for compliance with their B-PUD requirements. It is then forwarded to the Trustees for a final decision.

On the submitted footprint a proposed street is shown traversing the property. If the applicants do decide to install this road at some point in the future for the purpose of allowing access to parcel they wish to subdivide then this road will need to be built to the standards in the Wood County Subdivision Rules and Regulations and will have to undergo the platting process. For now though, the footprint as proposed does not require platting.

STAFF RECOMMENDATION

The proposed end use is an excellent fit for what currently exists in the immediate vicinity of the parcel as well as for what the Land Use Plan has designated this area. Additionally, this area of the Township has underwent the process of utility extension and access to the point where it has been designated as Job Ready Site by the State of Ohio.

Based on these factors, it is the recommendation of the Planning Commission Staff that the Planning Commission recommend to Troy Township that the Township approve the rezoning request as well as the PUD Footprint.

ITEM # 4 : AMENDMENT TO THE WOOD COUNTY SUBDIVISION RULES & REGULATIONS

PROPOSAL

The Wood County Planning Commission is proposing that the Planning Commission authorize the amendment of the current Wood County Subdivision Rules and Regulations pertaining to the maximum length of cul de sacs built within platted subdivisions.

STAFF ANALYSIS

Upon reviewing the newly drafted and adopted Wood County Subdivision Rules and Regulations, Wood County Staff members discovered that the minimum cul de sac length listed in the regulations is 1,000 feet. This was an error – oversight on the part of the Director, and in the opinion of the Director, it needs amended.

Under the former Wood County Subdivision Rules and Regulations, the maximum cul de sac length was set at 600 feet. This is a much more reasonable and realistic length. This being said, it is suggested that the Planning Commission engage in a discussion to decide a new maximum length for cul de sacs.

The desired outcome of this item is a decision of the maximum length of cul de sacs, and a motion from the Planning Commission authorizing the Director to move forward with adopting this new maximum length.

The adoption process for the amendment will be the same as it was for the adoption of the current regulations. A public hearing before the Board of Commissioners will be set, and a legal notice announcing the date of the hearing and the reason for the hearing will be published in the local newspaper. Assuming the amendment is adopted, it will be written into the new regulations, and this copy will be recorded in the Wood County Recorder's Office.

STAFF RECOMMENDATION

The Wood County Planning Commission highly recommends that the 1,000 foot minimum length be changed to a much shorter distance. If there is ever a valid reason that a plat would require something longer than the specified length, that can be requested by the applicant as a variance from the established minimum length.