

Wood County Planning Commission
January 6, 2015 @ 5:30pm

The Wood County Planning Commission met in regular session on Tuesday, January 6, 2015 at the County Office Building in Bowling Green. Planning Commission members in attendance were: John Alexander, Tony Allion, Rob Black, John Brossia, Jim Carter, Doris Herringshaw, Raymond Huber, Joel Kuhlman and Donna Schuerman. Planning Commission members absent were: Leslee Thompson. Planning Commission staff in attendance was: David Steiner and Katie Baltz. **Seven (7) guests attended** the meeting.

Upon calling the meeting to order Mr. Black asked for a report from the nominating committee. Mr. Allion reported that all current officers agreed to serve another term as follows: Rob Black as Chairman, Ray Huber as Vice Chairman, and Donna Schuerman as Secretary. Ms. Herringshaw made a motion to accept the committee's recommendation for planning commission officers, Mr. Carter seconded the motion, Commission members responded in full support.

Mr. Black asked for a motion to approve the December 2014 Planning Commission meeting minutes, Ms. Herringshaw made that motion, Mr. Allion seconded the motion and Commission members responded in full support.

Staff activities report

Mr. Steiner reported that staff activities for December would be combined with the January activities for the February Planning Commission meeting.

New Business

SUBDIVISION- LAKE TOWNSHIP

Feller Finch & Associates had submitted a final plat for a two (2) lot subdivision entitled "Shaelyn Place" in Section 11 of Lake Township on behalf of Mr. George Walker.

Mr. Steiner noted that this item had been given preliminary approval at the November 2014 Planning Commission meeting. Mr. Steiner stated that the purpose of the subdivision was that the owner/applicant wished to create an additional parcel split on the property and was out of minor parcel splits.

Mr. Steiner stated that the proposed plat was two lots and covered approximately 5.2 acres of land and was located in Section 11 of Lake Township on the east side of Pemberville Road between Walbridge and Ayers Roads.

Mr. Steiner stated that the applicants had requested waivers from the Subdivision Regulations for sidewalks, Percolation Tests, and tree planting plans. Mr. Steiner stated that there was water and sewer on site, and that a drainage construction plan would need to be reviewed and approved by the Wood County Engineers office.

Mr. Greg Feller of Feller and Finch and Associates stated that he would work with the Engineers office to meet their requirements.

There being no additional discussion, Ms. Schuerman made a motion to approve the final plat of "Shaelyn Place" in Lake Township, Mr. Carter seconded that motion, Commission members responded in full support, Mr. Huber abstained.

SUBDIVISION- MIDDLETON TOWNSHIP

George Oravec and Associates had submitted a new preliminary plat entitled The Village At River Bend Lakes on behalf of Brian McCarthy. Mr. Steiner stated that this subdivision had been submitted at the December Planning Commission meeting. Mr. Steiner stated that this new plat was quite different than the plat originally submitted, and should be considered a different plat.

Mr. Steiner stated that the proposed preliminary plat was made up of thirteen (13) separate plats and that there were a total of 300 residential lots within these plat. Mr. Steiner noted that 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 would serve an aesthetic as well as a detention purposes.

Mr. Steiner noted that Roachton Road would serve as a main ingress – egress point, and Waterville Drive connected this newest phase of development with the existing River Bend plats which ultimately would flow onto River Road. Mr. Steiner stated that plat seven (7) as proposed had a stub street (Juniper Court) terminating into unplatted lands which would allow for future extension into these unplatted areas.

Mr. Steiner stated that given density and the volume of traffic that a development of this nature could ultimately generate, it was advised that the Planning Commission discuss the requirement that the applicants complete a traffic study on this Roachton Road access point.

Mr. Brossia asked what the major changes were from the plat originally submitted in December. Mr. Steiner stated that the plat was completely redesigned and the lots on the current plat now met all of middleton township's zoning requirements. Mr. Brossia asked how many lots were given up in order to meet zoning requirements on this new plat. Mr. Oravec and Mr. John Musteric concurred that approximately 70 lots had been removed from the new plat.

Mr. Huber stated that the Wood County's Subdivision Site Improvement manual requirements are for 24 feet of pavement.

Mr. Alexander asked if the density had changed since the previously submitted plat. Mr. Steiner stated that the overall lots were less dense than the previously submitted plat, however the plat was still more dense than other surrounding areas.

Mr. Black asked if the applicant would be willing to work with Middleton Township to alter their zoning requirements for R-3 lots. Mr. Oravec stated that the applicant would be willing to work with the township. Mr. Oravec stated that changes in the R-3 zoning requirements could potentially allow the plat to be altered from duplex lots to free standing villa lots.

Middleton Township Zoning Inspector, Jeff Ford, stated that the density was about the same since the change was from single family units to two (2) family units. Mr. Ford stated that the township would be willing to work with the applicant on changing the R-3 zoning. Mr. Ford stated that there was a concern regarding the amount of traffic resulting from so many new lots.

Mr. Doug Houtz asked if the Planning Commission was going to require a traffic study and if the applicant would then adjust plans as needed as a result of the traffic study. Mr. Oravec stated that the applicant would undergo a traffic study and make changes if the study stated that they were necessary.

Following additional discussion regarding drainage, landscaping, and other issues, Mr. Allion made a recommendation to approve "The Village At River Bend Lakes" preliminary plat with conditions that a traffic study be required and that all concerns raised by the planning commission staff and Engineer's office be addressed. Mr. Kuhlman seconded the motion, Commission members responded in full support, Mr. Huber abstained.

ZONING – TROY TOWNSHIP

Red Bug LLC had submitted an application to rezone approximately 31 acres of land in Road Tract 62 of Troy Township from a C-1 Commercial Zoning Classification (Originally listed as C-2, but should have been a C-1) to a B-PUD (Planned Unit Development, Business).

Mr. Steiner stated that the purpose of this request was that the applicant wished to construct an office type of end use. Mr. Steiner stated that the property was located on the east side of Pemberville Road approximately 4,300 feet south of Fremont Pike/Route 20. Mr. Steiner stated that new Home Depot distribution center was located directly to the west of the property, and the B & B Truck Repair facility was located directly to the north of the parcel.

Mr. Steiner stated that the property was currently zoned C-1 Commercial. Lands to the north were also zoned C-1 Commercial. Lands to the south and east were zoned A-1 Agricultural, and lands to the west were zoned B-PUD. Mr. Steiner noted that the property was located within an employment area and a key corridor as designated by the Wood County Land Use Plan. Mr. Steiner stated that there was a small portion of floodplain on the property and would be required to adhere to floodplain regulations.

Mr. Steiner stated the B-PUD zoning designation would be the best option for the applicant to develop the property in the future and would be subject to Troy Townships zoning requirements. Mr. Steiner stated 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 a submitted footprint/development plan. Mr. Steiner explained that the Township Zoning Commission would then review the rezoning request and review the footprint for compliance with their B-PUD requirements and forward their recommendation to the Trustees for a final decision.

AMENDMENT TO THE WOOD COUNTY SUBDIVISION RULES & REGULATIONS

CHAIRMAN'S TIME

DIRECTOR'S TIME