



**WOOD COUNTY PLANNING COMMISSION
AGENDA
JULY 7, 2015 at 5:30 PM**

The Wood County Planning Commission will meet in regular session on Tuesday, July 7th, 2015 at the County Office Building in Bowling Green, Ohio. The time of this meeting is 5:30 pm. A suggested agenda follows:

ROLL CALL

APPROVAL OF THE JUNE 2015 MEETING MINUTES

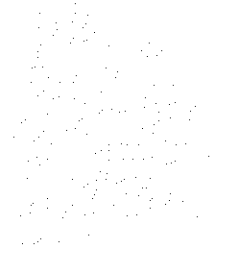
UNFINISHED BUSINESS

NEW BUSINESS

SUBDIVISION REGULATIONS VARIANCE REQUEST – MONTGOMERY TOWNSHIP

Judith Keiser is seeking a variance from the frontage requirements set forth in the Wood County Subdivision Rules and Regulations. The applicant's property is located in Montgomery Township, an unzoned township. In unzoned townships, the Wood County Subdivision Rules and Regulations pertaining to minimum parcel frontages and lot sizes are enforced. The applicant wishes to subdivide the subject property in order to settle an estate. In order to split the property, a variance on the minimum lot frontage needs to be granted. This item was on the June 2nd Planning Commission meeting agenda, but was tabled due to the lack of a detailed survey drawing showing the exact nature of what the variance was being requested for. This drawing has been drafted and submitted for variance approval.

**AGENDA PAGE TWO
JUNE 2, 2015 5:30 PM
WOOD COUNTY PLANNING COMMISSION**



WOOD COUNTY PLANNING COMMISSION LAND USE PLAN

The Planning Commission staff will update Planning Commission members on the candidates that the review committee selected for further interviews. The Review Committee meets two hours before the meeting on July 7th. It is anticipated that by the time the Planning Commission meeting starts, three or four candidates will be selected.

PUBLIC FORUM

DIRECTOR'S TIME

Staff activities for June 2015 will be reviewed.

Discussion of altering the meeting date of the August 2015 Planning Commission meeting due to the Wood County Fair.

CHAIRMAN'S TIME/COMMISSION MEMBERS' TIME

ADJOURNMENT

Please make plans to attend!

ITEM # 1: SUBDIVISION VARIANCE REQUEST– MONTGOMERY TOWNSHIP

APPLICANT : Judith Keiser
736 W. Front Street
Pemberville, OH 43450

PROPOSAL

Applicant is seeking a variance from the frontage requirements set forth in the Wood County Subdivision Rules and Regulations. The applicant's property is located in Montgomery Township, an unzoned township. In unzoned townships, the Wood County Subdivision Rules and Regulations pertaining to minimum parcel frontages and lot sizes are enforced. The applicant wishes to subdivide the subject property in order to settle an estate. In order to split the property, a variance on the minimum lot frontage needs to be granted. This item was on the June 2nd, 2015 Planning Commission meeting. The item was tabled until such time that a survey drawing showing exactly what the applicant was proposing was submitted to the Commission. This drawing has been submitted therefore the item is placed back on the agenda.

LOCATION

The subject property consists of 38 acres of land in Section 4 of Montgomery Township. Specifically, the property is located on the west side of Wayne Road approximately 2,300 feet south of Holcomb Road and 2,600 feet north of Portage Road.

ATTACHMENTS

- 1 - A. Survey Map
- 2 - A. Location Map

STAFF ANALYSIS

The Wood County Subdivision Rules and Regulations regulate minimum parcel sizes, minimum lot frontages and building setbacks in all unzoned areas of the County. The subject parcel is located in Montgomery Township which is currently one of Wood County's unzoned townships and therefore the Subdivision Regulations are used.

Currently all parcels being created in unzoned areas must have a minimum of 175' ft. of frontage and be at least 2 acres in size.

The subject parcel consists of 38 acres of land and is located on the west side of Wayne Road. The current configuration of the parcel makes it difficult for the applicant to subdivide the property in such a way as to settle the estate that is open on this property.

The applicant wishes to split the parcel roughly down the middle. The north half will end up bypassing another existing parcel of land. This configuration creates a situation where the 175' ft. minimum parcel frontage cannot be met.

When the applicant first approached the Planning Commission Staff with her proposal, the new Subdivision Rules and Regulations were not in affect and under the old regulations, her proposal was compliant. The applicant had went ahead and ordered a survey of the parcel in the configuration that was decided upon. This survey did not occur until after the new regulations were in affect. Due to this, the applicant needed to request a variance in order to achieve what they planned on archiving.

Based on the survey drawing prepared for and submitted by the applicant, the end result the applicant desires is to create two parcels. The south parcel meets all frontage requirements with a total frontage of 328.15 feet. The north parcel, the parcel the variance is being sought for contains 147.98' feet of frontage along Wayne Road. Not only is the frontage inadequate for meeting the minimum standard of 175' ft. of frontage, it also is designed so that the frontage is staggered. More specifically, the southern portion of the parcel the variance is being requested for contains 47.80' feet of frontage on Wayne Road. The parcel boundary then passes around the borders of an existing parcel of land, then completing the frontage by going north 100.18' feet.

The Subdivision Regulations do not specify if the required frontage has to be continuous, so the frontage configuration as presented meets the standards set forth in the regulations. The combined frontage does not.

Lastly, any parcels being created will be reviewed by the Planning Commission Staff and will be subject to the staff's approval.

STAFF RECOMMENDATION

The subject parcel is configured in such a way that meeting the 175' ft. minimum is difficult. Another factor in this request is that the applicant did reach out to the Planning Commission Staff prior to the adoption of the new Regulations. At that time, what they were proposing was allowable. In the time between receiving verbal approval and actually hiring a surveyor, the regulations changed.

Given the lapse of the new and old regulations as well as the applicant basing their decision on parcel configuration on what was allowable under the old regulations, the Planning Commission Staff recommends that the Planning Commission grant a variance from the 175' ft. of frontage requirement for the configuration of the north parcel as presented. Granting a variance in this fashion will make the variance specific to an identifiable, solid figure. It will also eliminate the potential problems of granting a "blanket" variance for the entire frontage of the parcel.