



**WOOD COUNTY PLANNING COMMISSION
AGENDA
JUNE 3, 2014 at 5:30PM**

The Wood County Planning Commission will meet in regular session on Tuesday, June 3, 2014 at the County Office Building in Bowling Green, Ohio. The time of this meeting is 5:30pm. A suggested agenda follows:

OLD BUSINESS

NEW BUSINESS

Approval of the May 2014 Planning Commission Meeting Minutes

WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT

Staff activities April and May 2014 will be reviewed.

FY14 CDBG PROJECT SELECTION

Applications for the FY14 CDBG Community Development Grant will be reviewed and selected for final approval by the Wood County Commissioners. A total of \$181,000 dollars of grant funds have been allocated to Wood County for the FY14 grant year. A total of four projects may be selected this year.

LAKE TOWNSHIP – ZONING

An application has been submitted by Brad Deventhal on behalf of Dr. Hoflinger of the East Suburban Animal Clinic to rezone approximately 2.8 acres of land in Section Three (3) of Lake Township from an R-2 Residential Zoning Classification to a B-1 Neighborhood Business Zoning Classification. The purpose of this request is that the applicant wishes to construct a new animal clinic on the parcel. The subject parcel is located at the southwest corner of the intersection of Woodville Road (State Route 51) and Pemberville Road.

FREEDOM TOWNSHIP – ZONING

An application has been submitted by Countyline Co-op to rezone approximately 10.35 acres of land in Section 2 of Freedom Township from an A-1 Agricultural Zoning Classification to an M-1 Industrial Zoning Classification. The purpose of the request is that the applicant wishes to construct a new liquid fertilizer plant on the parcel. The subject parcel is located on the east side of Pemberville Road, just north of the Village of Pemberville corporation limits.

JUNE 3, 2014 AGENDA CONTINUED

MIDDLETON TOWNSHIP – SUBDIVISION

ESA Engineers on behalf of Midland Agency of NW Ohio has submitted a final plat entitled “Saddlebrook Plat Twelve”. This is the twelfth phase of development in the existing Saddlebrook development in Middleton Township. Plat Twelve contains eleven single family residential lots and covers approximately 5.2 acres of land.

PERRYSBURG TOWNSHIP – SUBDIVISION

Feller Finch & Associates on behalf of Peter and Catherine Calderon has submitted a final replat entitled “Replat of Lots 7 & 8 in Cambridge”. The proposal consists of combining the existing Lots 7 and 8 in the Cambridge Subdivision in Perrysburg Township into one new lot. The purpose of this request is that the owners wish to construct an addition to the current residence. The addition will straddle the lot lines of lots 7 and 8 unless they are combined into one new lot of record. The lots are located in the existing Cambridge Subdivision and are accessed from Jacqueline Place.

PERRYSBURG TOWNSHIP – SUBDIVISION

Oravec and Associates on behalf of Randall and Deborah Ernsthausen have submitted a final replat entitled “Replat of Lots 16 & 17 Waterford Beside the River”. The replat consists of the existing lots 16 and 17 being combined into one new lot of record. The purpose of this replat is that the applicants wish to construct a residence on the lots which will end up straddling lots lines. In order to build the residence, the two lots need combined into one new lot of record. The replat consists of the existing Lots 16 and 17 in the Waterford Beside the River plat located in Perrysburg Township. The lot will be accessed off of East Waterford Drive.

SUBDIVISION RULES AND REGULATIONS

The latest draft of the Wood County Subdivision Rules and Regulations will be discussed and placed before the Commission for formal action. This action will consist of recommending to the Wood County Commissioners that the regulations be adopted by them. This latest draft consists of changes and additions that resulted from discussion with the Wood County Engineer’s Office.

CHAIRMAN’S TIME

DIRECTOR’S TIME

ADJOURNMENT

Please make plans to attend!

ITEM # 1 – FY 14 CDBG PROJECT REVIEW AND SELECTION

See attached handout.

ITEM # 2 -ZONING – LAKE TOWNSHIP

APPLICANTS Brad Delventhal

6494 Latcha Road
Walbridge, OH 43465

East Suburban Animal Clinic

5032 Walbridge Road
Northwood, OH 43619

PROPOSAL

Applicants have submitted an application to rezone approximately 2.8 acres of land in Section 3 of Lake Township from an R-2 Residential Zoning Classification to a B-1 Neighborhood Business Zoning Classification. The purpose of the request is that the applicants wish to construct a new animal clinic on the parcel.

LOCATION

The parcel is located on the southwest corner of Woodville and Pemberville Roads. Owen Road is located approximately one half mile to the west and the City of Northwood is located approximately 2200 feet to the north.

LAND USE AND ZONING

The parcel is currently zoned R-2 Residential. Lands to the west and south are also zoned R-2 Residential. Land to the east is zoned B-2 General Commercial, and land to the north is zoned B-1 Neighborhood Business. Existing land use in the area is fairly diverse with a mixture of commercial and residential uses occurring near each other. The Wood County Comprehensive Land Use Plan has identified the area where the parcel is located as being in an Urban Infill area. There are no identified floodplain or wetland areas on the parcel and all utilities are available.

ATTACHMENTS

A. Location Map

STAFF ANALYSIS

As stated in the summary above, this proposal involves rezoning a parcel of land at the southwest corner of Woodville and Pemberville Roads from an R-2 Residential Zoning Classification to a B-1 Neighborhood Business Zoning Classification. The purpose of the request is that the applicants wish to construct a new animal hospital on the parcel. In order to achieve this, the parcel will need a B-1 Zoning Classification. As for the zoning of the surrounding areas, there is B-1 Neighborhood Business to the north of the parcel, B-2 General Commercial to the east, and R-2 Residential to the south and west.

Land use in the area is a mixture of residential and commercial. The Wood County Comprehensive Land Use Plan has designated the area as an Urban Infill Area, which is defined as: areas that are established urbanized centers with the potential for

redevelopment and infill". The proposed end use and desired zoning classification fits in with this classification.

There are no floodplains or wetlands identified on the parcel and utilities are available.

STAFF RECOMMENDATION

The proposed end use and desired zoning classification do fit in with what is existing in the immediate area. There is an existing animal clinic directly to the west of the subject parcel which has operated as a legal non conforming use for quite some time. As with all commercial uses that abut residentially zoned areas in Lake Township, the subject parcel would be subject to screening and buffering requirements.

Based on the existing land use in the area, and the fact that an animal clinic currently operates next to the subject parcel, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission recommend to Lake Township that the Township approve this request.

ITEM # 3 – ZONING FREEDOM TOWNSHIP

APPLICANT Countyline Co-Op

425 East Front Street
Box C
Pemberville, OH 43450

PROPOSAL

Applicant wishes to rezone approximately 10.3 acres of land in Section 2 of Freedom Township from an A-1 Agricultural Zoning Classification to an M-1 Industrial Zoning Classification. The purpose of the request is that the applicant wishes to construct a new fertilizer manufacturing facility on the parcel.

LOCATION

The parcel is located on the east side of Pemberville Road, directly adjacent to the northerly corporation line for the Village of Pemberville.

LAND USE AND ZONING

The subject parcel is currently zoned A-1 Agricultural. Lands to east are also zoned A-1 Agricultural. Lands to the west are zoned M-1 Industrial, lands to the north are zoned B-1 Neighborhood Commercial and lands to the south are located in the Village of Pemberville. The Wood County Comprehensive Land Use Plan has designated the area where the parcel is located at as being in an Urban Infill area. There are no floodplains or wetlands on the parcel and all utilities are available to the parcel.

ATTACHMENTS

B. Location Map

STAFF ANALYSIS

The parcel is located on the east side of Pemberville road, directly north of the Village of Pemberville corporation limit. The parcel consists of approximately 10.3 acres which currently consists of bare ground. There is M-1 Industrial zoning to the west of the parcel, and B-1 Neighborhood Commercial zoning to the north. Land use in the area is residential to the south, industrial to the west, commercial to the north, and agricultural to the east and northeast. There are no floodplains or wetlands on the parcel, and utilities can be extended to the parcel. The Wood County Comprehensive Land Use Plan has identified the parcel as lying within an Urban Infill area. Urban Infill areas are areas that are adjacent to existing populated areas, have reasonable access to central water and sewer facilities, and are good candidates for new or redevelopment.

If the property were to be rezoned to M-1, the end user would need to meet all of Freedom Township's requirements for setbacks, parking, screening and buffering.

STAFF RECOMMENDATION

Given the parcel's location to other areas zoned M-1 Industrial and B-1 Neighborhood Commercial, as well as its proximity to the Village of Pemberville and utilities, the desired zoning does fit. Again, Freedom Township would have to require and enforce all screening and buffering requirements where the parcel bordered agriculturally or residentially zoned areas.

Based on the above information, the Planning Commission Staff recommends that the Planning Commission recommend to Freedom Township that the Township approve the rezoning.

ITEM # 4 - SUBDIVISION – MIDDLETON TOWNSHIP

APPLICANT(S)

ESA Engineers

5353 Secor Road
Toledo, OH 43623

Midland Agency of NW Ohio

401 Adams Street
Toledo, OH 43604

PROPOSAL

Applicant has submitted a plat entitled "Saddlebrook Plat Twelve" for final plat approval. The plat consists of eleven (11) single family lots and covers approximately 5.2 acres of land. This plat is the twelfth phase of development in the existing Saddlebrook Subdivision.

LOCATION

The plat is located in the existing Saddlebrook Subdivision. This particular phase is in the northwest portion of the subdivision. Roachton Road borders this phase to the north and access to it will be from the extension of Thistledown Lane as well as from a new street entitled Addington Court.

LAND USE AND ZONING

The underlying plat property is zoned R-3 Residential. Lands to the south, east and west are also zoned R-3 Residential. Lands to the north are located in the City of Perrysburg.

ATTACHMENTS

C. Location Map

D. Plat Map

STAFF ANALYSIS

This plat is the twelfth phase of development in the overall Saddlebrook Subdivision. The particular plat will contain the following plat improvements: sidewalks, streets with 25 feet of back to back paving with curbs and gutters, public water and sanitary sewer, and other utilities such as gas, electric and cable.

Eleven (11) single family residential lots are being proposed. Lots will have access through the extension of Thistledown Lane as well as through the newly created Addington Court. The lots all meet Middleton Township's minimum zoning requirements with the exception of Lot 222 which contains 56.08 feet of frontage and Middleton Township requires 56.25 feet of frontage for a cul-de-sac lot. All other items of concern to the Planning Commission appear to have been met.

STAFF RECOMMENDATION

Given the location of the plat as well as its inclusion into the larger, previously established Saddlebrook Subdivision, it is the recommendation of the Planning Commission Staff that the Planning Commission grant final approval to Saddlebrook Plat 12". This acceptance should be with the condition that the inadequate frontage on Lot 222 be resolved prior to the plat being circulated for signatures.

ITEM # 5 – SUBDIVISION PERRYSBURG TOWNSHIP

APPLICANT(S) Peter and Catherine Calderon

30295 Jacqueline Court
Perrysburg, OH 43531

PROPOSAL

The applicants wish to build an extension to their existing home. To properly undertake this type of development and remain in compliance with Perrysburg Township Zoning, a replat combining the existing lots into one new lot must occur.

LOCATION

The lots are located on the north side of Jacqueline Place. Bates Road is located approximately 1020 feet to the east. River Road is approximately 560 feet to the north.

LAND USE AND ZONING

The underlying plat property is zoned R-1 Rural Residential, as is the land surrounding the lots. There are no floodplains or wetlands on the property and all utilities are available. Land use in the area consists of low to medium density residential.

ATTACHMENTS

E. Location Map

F. Plat Map

STAFF ANALYSIS

As is the trend in the homebuilding industry, the dwellings that individuals wish to construct are not able to be located on the smaller lots with existing setbacks and still comply with zoning. This case is no different. The applicants wish to add on to the dwelling already located on Lot 7.

One item that needs to be noted is the issue of sidewalks. Currently the sidewalk runs in front of Lot 7 and not Lot 8. This was done because Lot 8 had not been developed yet, therefore no sidewalks were required. Since this lot is to be incorporated into Lot 7 and a structure will be placed on it, sidewalks will need to be installed.

STAFF RECOMMENDATION

The proposed lot meets Perrysburg Township's minimum zoning requirements, and doesn't require a rezoning action. There is also no other way for the lot owners to undertake what they'd like to do without replatting.

Based on this, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission grant final approval to the plat "Replat of Lots 7 & 8 in Cambridge" with the condition that sidewalks be installed along the frontage of Lot 8.

ITEM # 6 - SUBDIVISION – PERRYSBURG TOWNSHIP

APPLICANT(S)	Oravec and Associates	5333 Secor Road Toledo, OH 43623
	Randall Ernsthause	28697 Simmons Road Perrysburg, OH 43551

PROPOSAL

George Oravec on behalf of Randall and Deborah Ernsthause has submitted a final replat entitled "Replat of Lots 16 & 17 Waterford Beside the River". This replat proposes to combine the existing Lots 16 & 17 in the plat of Waterford Beside the River into one new lot of record. The purpose for this is that the applicant wishes to construct a new dwelling on the lots that will straddle the existing lot lines. Per Perrysburg

Township Zoning, the lots need combined into one single lot in order to place the dwelling across the parcels.

LOCATION

The replat consists of Lots 16 & 17 in the Waterford Beside the River Subdivision. More specifically the lots are located on the east side of East Waterford Drive and State Route 65, River Road is located approximately 400 feet to the south.

LAND USE AND ZONING

The two (2) existing lots are currently zoned PUD-R which is Planned Unit Development Residential. All lands surrounding the lots also have a PUD-R designation. Land use in the area is medium to low density residential. There are no floodplains or wetlands on the lots and all utilities are available.

ATTACHMENTS

E. Location Map

F. Plat Map

STAFF ANALYSIS

Much like the agenda item before, this replat involves combining two (2) existing lots into one new lot. The reason for this is that the dwelling the owner wishes to construct on the property will straddle the lot lines which is not permitted under Perrysburg Township's Zoning Resolution.

The new lot meets Perrysburg Township's zoning minimums and also has access to water and sewer.

STAFF RECOMMENDATION

This item is another case of a desired dwelling being too large to locate without straddling lot lines. In these cases it is much better to have a new lot than to have a dwelling that straddles two lots. Based on this, it is the recommendation of the Planning Commission Staff that the Planning Commission grant this replat final approval.

ITEM # 7 - SUBDIVISION RULES AND REGULATIONS

Review and discuss revised copy of Wood County Subdivision Rules and Regulations.