



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

The Wood County Planning Commission will meet in regular session on Tuesday, May 5, 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 April 2015 Planning Commission Special Session Meeting Minutes

WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT

Staff activities for April 2015 will be deferred for review at the June 2015 Meeting.

SUBDIVISION – PERRYSBURG TOWNSHIP

Feller Finch & Associates on behalf of a Peter and Barbara Archambeau have submitted a final replat entitled "Replat of Lots 21 & 22 in Cambridge". The proposal consists of combing the existing Lots 21 and 22 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 that will straddle the lot lines of lots 21 & 22 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.

SUBDIVISION – PERRYSBURG TOWNSHIP

Feller Finch & Associates on behalf of Mary Lou Fox have submitted a final replat entitled "Replat of Lots 9 & 10 of Waterford Beside the River". This replat proposes to combine the existing Lots 9 & 10 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. The subject lots are located on the northeast corner of the intersection of Waterford Drive and Waterford Drive West.

AGENDA CONTINUED ON PAGE TWO...

AGENDA PAGE TWO
WOOD COUNTY PLANNING COMMISSION MEETING
MAY 5, 2015 AT 5:30 PM

ZONING – MIDDLETON TOWNSHIP

The Middleton Township Zoning Commission has submitted a text amendment to their current Zoning Resolution. The proposed amendment seeks to prohibit the planting of any trees or shrubs within fifteen (15) feet of the edge of a public road surface. The amendment does allow for trees and shrubs to be planted in boulevards provided that they conform to the Wood County Subdivision Rules and Regulations.

WOOD COUNTY PLANNING COMMISSION BYLAWS

The Planning Commission staff will present a final version of an update to the current Wood County Planning Commission Bylaws for adoption by the Planning Commission. This version of the bylaws is the result of a detailed review and discussion of the Bylaw Update Committee as well as input from the Planning Commission members.

SELECTION OF PROJECTS FOR THE FY15 CDBG ALLOCATION GRANT

All applications for the FY15 CDBG Allocation Grant will be reviewed. A total of four (4) projects and two (2) alternate projects will be selected by the Planning Commission for final approval by the Wood County Commissioners.

CHAIRMAN'S TIME

DIRECTOR'S TIME

ADJOURNMENT

Please make plans to attend!

ITEM # 1: SUBDIVISION – PERRYSBURG TOWNSHIP

APPLICANTS :

Barbara Archambeau
28437 E. River Road
Perrysburg, OH 43551

Feller Finch & Associates
1683 Woodlands Drive
Maumee, OH 43537

PROPOSAL

Feller Finch & Associates on behalf of a Peter and Barbara Archambeau have submitted a final replat entitled "Replat of Lots 21 & 22 in Cambridge". The proposal consists of combing the existing Lots 21 and 22 in the Cambridge Subdivlsion 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 that will straddle the lot lines of lots 21 & 22 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.

LOCATION

The lots are located on the east side of Jacqueline Place. Bates Road is located approximately 1020 feet to the east. River Road borders the lots 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 the area consists of low to medium density residential.

ATTACHMENTS

- 1 -A. Location Map
- 1- B. Plat Map

STAFF ANALYSIS

Applicants wish to combine the existing Lots 21 and 22 in the Cambridge Subdivision into one new lot of record. The purpose of this request is the applicants wish to construct a new dwelling on the lots which would straddle lot lines. The Perrysburg Township Zoning Resolution does not allow this, and the only option available is to replat the lots and combines them into one new lot.

In regards to land use, the underlying property is zoned R-1 Residential. There are no floodplains or wetlands on the property and land use in the area in consistent with the applicant's proposal.

In regards to plat improvements, all utilities, roadways and water and sewer systems have already been installed.

In terms of meeting Perrysburg Township's zoning requirements; the plat as presented meets all of the township's requirements. In regards to the platting requirements that

the Planning Commission Office reviews, the only error was that in the signature block for the Planning Commission, Donna Schuerman's name is still listed as the sign off for the Commission. This has changed with the new subdivision regulations, and it will need to have the Director of the Planning Commission's signature on the signature block.

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 21 & 22 in Cambridge" with the condition that all labeling errors on the plat as presented be corrected.

ITEM # 2: SUBDIVISION – PERRYSBURG TOWNSHIP

APPLICANTS :

Feller Finch & Associates
1683 Woodlands Drive
Maumee, OH 43537

Mary Lou Fox
30171 W. Waterford Drive
Perrysburg, OH 43551

PROPOSAL

Feller Finch & Associates on behalf of Mary Lou Fox have submitted a final replat entitled "Replat of Lots 9 & 10 of Waterford Beside the River". This replat proposes to combine the existing Lots 9 & 10 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 9 & 10 in the Waterford Beside the River Subdivision. More specifically the lots are located on the northeast corner of the intersection of Waterford Drive and Waterford Drive West, State Route 65, River Road is located approximately 660 feet to the south

LAND USE AND ZONING

The two 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

- 2 - A. Location Map
- 2 - B. Plat Map

STAFF ANALYSIS

Much like the agenda item before, this replat involves combining two 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 with Perrysburg Township's zoning minimums, has access to water and sewer, and all utilities are in place.

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 # 3: ZONING TEXT AMENDMENT – MIDDLETON TOWNSHIP

APPLICANT

Middleton Township Zoning Commission
21745 N. Dixie Highway
Bowling Green, OH 43402

PROPOSAL

The Middleton Township Zoning Commission has submitted a text amendment to their current Zoning Resolution. The proposed amendment seeks to prohibit the planting of any trees or shrubs within fifteen (15) feet of the edge of a public road surface. The amendment does allow for trees and shrubs to be planted in boulevards provided that they conform to the Wood County Subdivision Rules and Regulations.

ATTACHMENTS

3-1: Copy of proposed text

STAFF ANALYSIS

The purpose of this amendment is to prevent the further planting and locating of trees and shrubs within the public right of way of streets and roads within Middleton Township. The Township has had an increasing number of incidents where the Township's snow removal vehicles have broken mirrors due to striking trees that have been planted too close to the edges of streets.

The concept of prohibiting trees and shrubs from being located in the public right of way is a valid and sound concept. Not only does it help eliminate damage and hazards to vehicles, it also makes public improvement projects easier and less disruptive. If for example, a sewer or gas line needs run along a road or street, if there are no trees or shrubs to remove, the project will tend to move quicker and be less disruptive. It is this method of thinking that has led both the Planning Commission Director and the Wood County Engineer to state on many occasions that they are strongly opposed to locating trees or shrubs in right of way areas.

Currently, the Wood County Subdivision Rules and Regulations prohibit any trees or shrubs within right of way areas. This provision however is only applicable to newly designed and built streets within a platted subdivision. It cannot be applied to streets and roads outside of platted subdivisions, and it cannot be applied retroactively to existing violations. The inclusion of language in this amendment allowing trees and shrubs within a boulevard area per the Subdivision Rules and Regulations is an astute decision by the Township. In the right situations under the right circumstances, planting trees and shrubs within a right of way area does make sense from an aesthetic and environmental standpoint.

The one item of concern that the Planning Commission Staff has with this language as proposed is where the fifteen (15) feet of prohibited area is measured from. The language states that no trees or shrubs can be located within fifteen (15) feet of the edge of the public road surface. This measurement criteria appears to be somewhat ambiguous. It does not, for example, clearly state which edge of the road surface the fifteen (15) feet is to be measured from. It is logical to assume that the measurement would be taken from the edge of the road that is closest to a lot. However, the way the proposed language is written, it is the opinion of the Planning Commission Staff that since it does not clearly state where the requisite fifteen (15) feet is measured from, it could be taken from either edge of the road.

An alternative would be to state that the fifteen (15) feet be measured from the centerline of a road or street. It could also state that it be taken from the edge of the closest right of way, however, this may not be the most logical and effective method. Right of way areas in Wood County tend to vary, sometimes to the point where no right of way has ever been dedicated, or is located disproportionately on one particular side of a road or street.

STAFF RECOMMENDATION

As stated in the analysis, it has long been the opinion of the Director that trees, shrubs, and other non essential items be located outside of any right of ways. By doing so, it can eliminate situations where mature trees need to be removed or avoided when public services like water and sewer lines are being installed. It also reduces the chances of damage to snow removal vehicles.

Middleton Township's attempt to address this issue through zoning language is admirable. This being said, it would be the recommendation of the Planning Commission Staff that the Planning Commission recommend to Middleton Township that the Township adopt this language. The condition(s) of acceptance should be that consideration be given to altering the method stated for measuring the fifteen (15) foot setback so that it is less ambiguous.

ITEM #4 – WOOD COUNTY PLANNING COMMISSION BYLAWS

PROPOSAL

The Planning Commission staff will present a final version of an update to the current Wood County Planning Commission Bylaws for adoption by the Planning Commission. This version of the bylaws is the result of a detailed review and discussion of the Bylaw Update Committee as well as input from the Planning Commission members.

STAFF ANALYSIS

As noted above, these bylaws have been redrafted and reviewed by the Bylaws Committee as well as by the Planning Commission. After multiple reviews, a final, agreed upon document has been prepared.

STAFF RECOMMENDATION

The current bylaws which the newly drafted bylaws intend to replace are antiquated and are no longer sufficient enough to govern the operation of the Planning Commission and the Office of the Planning Commission. Given this, an update was desperately needed.

Given these facts, it is recommendation of the Wood County Planning Commission Staff that the Planning Commission adopt these new bylaws.

ITEM #5 – SELECTION OF PROJECTS FOR FUNDING UNDER THE FY15 CDBG ALLOCATION GRANT

Commission members will review and ultimately select projects for funding under the FY15 CDBG Allocation Grant Program. Final project selection will still rest with the Wood County Commissioners.

Please see attached packet for all necessary information on this agenda item.