



**WOOD COUNTY PLANNING COMMISSION
AGENDA
OCTOBER 7, 2014 at 5:30PM**

The Wood County Planning Commission will meet in regular session on Tuesday, October 7, 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 August 2014 Planning Commission Meeting Minutes.

WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT

Staff activities for August and September 2014 will be reviewed.

SUBDIVISION – PERRYSBURG TOWNSHIP

Oravec and Associates have submitted a final plat entitled "Woodmont Plat Six". This plat is another phase of development within the Woodmont Subdivision in Perrysburg Township. This particular phase contains seven (7) lots and covers approximately 2.6 acres of land. As noted above, this plat is part of the Woodmont Development that is located on the west side of Thompson Road in Road Tract 2 of Perrysburg Township.

SUBDIVISION – MIDDLETON TOWNSHIP

ESA Engineers have submitted a final plat entitled "Saddlebrook Plat Fourteen". This plat is another phase of the Saddlebrook Development located in Section 23 of Middleton Township. This particular phase includes a total of ten (10) single family lots and covers approximately 2.9 acres of land.

CHAIRMAN'S TIME

DIRECTOR'S TIME

- Linda Holmes from the Wood County Prosecutor's Office will be on hand to explain various personnel concepts pertaining to the Employee Handbook.
- The Director will present a work plan and list of goals for 2015, and give a brief overview of the Planning Commission Office's budget for 2015.
- The issue of the date and time of the November 2014 Planning Commission will be discussed.

ADJOURNMENT

Please make plans to attend!

One Courthouse Square, Bowling Green, Ohio 43402
Phone: 419-354-9128 Fax: 419-352-4972
www.co.wood.oh.us/planning

ITEM #1 – SUBDIVISION - PERRYSBURG TOWNSHIP

APPLICANT: Oravec & Associates
5333 Secor Road
Toledo, OH 43623

PROPOSAL

Oravec and Associates have submitted a final plat entitled “Woodmont Plat Six”. This plat is another phase of development within the Woodmont Subdivision in Perrysburg Township. This particular phase contains seven (7) lots and covers approximately 2.6 acres of land. As noted above, this plat is part of the larger Woodmont Development that is located on the west side of Thompson Road in Road Tract 2 of Perrysburg Township.

LOCATION

Woodmont Plat Six is located in the larger Market Centre and Woodmont developments, which are located in Road Tract 2 of Perrysburg Township. More specifically, Plat Six is located in between Woodmont Plats Five and Two, and is accessed by the extension of Woodmont Drive.

LAND USE AND ZONING

The underlying plat property is zoned PUD-R (Planned Unit Development Residential). The lands surrounding the plat property are also zoned PUD-R. Land use in the area is a mixture of commercial and medium to high density residential. The Wood County Land Use Plan has designated the area where this parcel is located as being in an urban in-fill area and part of a key corridor (Route 20). There are no floodplains or wetlands on this parcel.

ATTACHMENTS

- 1 - A. Location Map
- 1 - B. Plat Map
- 1 - C. Checklist – Review Sheet from the Wood County Engineer
- 1 - D. Letter from Perrysburg Township

STAFF ANALYSIS

As noted above, Woodmont Plat Six is part of the larger development of Woodmont-Market Centre. Originally, Plat Six was part of Woodmont Plat Four; however, revised preliminary plats since that time have separated Plat Six from Plat Four.

The plat is located within the current Woodmont development in Road Tract Two of Perrysburg Township. More specifically, it is located in the northeast portion of the overall development.

Woodmont Plat Six consists of seven (7) residential lots and covers approximately 2.6 acre of land. All lots will be accessed through the extension of Woodmont Drive. Plat improvements include: streets with 60 feet of right of way and 25 feet of pavement, water, sewer, gas and electric. As stated on the plat, sidewalks are to be installed by the homebuilder.

Issues for consideration regarding Woodmont Plat Six consists of Township concerns regarding sidewalks, as well as some concerns from the Wood County Engineer's Office.

In an email letter dated September 18th, 2014, Perrysburg Township Zoning Administrator, Kelly Hemminger, stated the Township's concerns involving the construction of sidewalks in Woodmont Plat Six. Specifically, Ms. Hemminger stated that the Township had noted on the plat drawing that sidewalk installation was the responsibility of the homebuilder(s). The Township questioned the installation of sidewalks along the east side of Woodmont Drive since that area currently remains unplatted and there will be no homes to build and no homebuilders to install sidewalks. Ms. Hemminger went on to note the Township's concern regarding the absence of sidewalks in areas of Woodmont Plat One and Two. Ms. Hemminger concluded her correspondence by stating that the discussion and review of Woodmont Plat Six might be a good time to raise the issue concerning the lack of sidewalks in Plats One and Two.

In regards to concerns raised by the Wood County Engineer's Office, that Office's review of the plat revealed several labeling errors on the plat. Additionally, the Engineer's Office noted that a set of construction drawings for the storm sewer system in Woodmont Plat Six needed to be submitted to their Office.

When the Planning Commission Office inquired about the Engineer's Office's recent decision to stop review and recommend disapproval of any plats that exceeded a certain number of errors, the Engineer's Office responded that in the case of Woodmont Plat Six, they felt their rule wasn't applicable to Woodmont Plat Six since the plat had been part of Plat 4 and that the construction plans for what is now Woodmont Plat Six had been approved by their Office in 2004. The Engineer's Office felt it wasn't fair and equitable to stop review of the plat due to the amount of errors discovered. The Engineers Office went on to explain that they felt it was up to the Planning Commission to decide whether to grant the plat final approval with the conditions that the errors be corrected, or to deny approval to it.

In regards to the items of concern found by the Planning Commission Office, these consisted of the majority of labeling errors identified by the Engineer's Office. Once alerted to the sidewalk situation by Perrysburg Township, the Planning Commission Office felt that this issue was important enough to be labeled a concern.

STAFF RECOMMENDATION

As stated in the Staff Analysis, the plat does contain errors as identified by the Engineers Office. It is further stated that the Engineer's Office felt it fair not to make a recommendation of denial since construction plans for the plat had been granted prior approval.

In reviewing these errors, it appears that many if not all are for lack of a better term, "labeling" errors rather than major design and planning errors. Subsequently, the Planning Commission Office's review of the plat garnered the same conclusion.

Perrysburg Township's concern over sidewalks, however, is a more important issue. It may be wise to ask the applicant to explain in detail their plans for sidewalk installation and to consider requiring a performance bond or escrow agreement be produced by the developer to ensure that if the project is abandoned or sidewalks do not get installed, there is a legal and fiscal mechanism in place to allow either the Township or the County to install the sidewalks on their own.

As far as a formal recommendation by the Planning Commission Staff, it is unfortunately somewhat difficult to provide a 'concrete' recommendation. On one hand there are the numerous errors identified with the plat drawing. Given the Commission recent stance towards denying approval to plats with significant errors, this would be grounds for denying the plat. On the other hand, as stated in the analysis of the plat, these errors are labeling errors and by nature are of less concern than so called major design and or planning errors. This fact would warrant the granting of some type of approval. Of more concern is the sidewalk issue. The Planning Commission Staff feels that this issue is important for a number of reasons including connectivity and "walkability" of the overall development.

If the sidewalk issue is addressed and a conclusion is reached that is satisfactory to the Planning Commission, then the Planning Commission Staff feels that granting approval with the requirement that all errors be corrected and that storm sewer construction plans are submitted to the Engineer's Office prior to releasing the plat for recording would be acceptable.

ITEM NUMBER #2 – SUBDIVISION – MIDDLETON TOWNSHIP

APPLICANTS

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 Fourteen” for final plat approval. The plat consists of ten single family lots and covers approximately 2.9 acres of land. This plat is the fourteenth phase of development in the existing Saddlebrook Subdivision.

LOCATION

The plat is located in the existing Saddlebrook Subdivision. This particular phase is in the southeast portion of the subdivision. Saddlebrook Plat Seven borders the plat to the north and the Hull Prairie Meadows subdivision to the south.

LAND USE AND ZONING

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

ATTACHMENTS

- 2 - A. Location Map
- 2 - B. Plat Map
- 2 - C. Checklist – Review Sheet from Wood County Engineer

STAFF ANALYSIS

This plat is the fourteenth 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.

Ten single family residential lots are being proposed. Lots will have access through the extension of Saddle Horn Drive. The lots all meet Middleton Township’s minimum zoning requirements. All other items of concern to the Planning Commission appear to have been met.

The Wood County Engineer’s Office has found some labeling errors which they have identified in the attached checklist/review sheet from that Office.

Middleton Township has expressed concern regarding the terminus of Saddle Horn Drive as it is shown on the plat. Specifically, the Township is concerned about mud being tracked onto Saddle horn Drive as well as through the rest of the subdivision when construction begins on Plat Fourteen. The Township has stated that they would prefer some type of temporary turn around with a gravel or asphalt base be installed at the end of Saddle Horn Drive to reduce mud on the streets from construction vehicles turning around.

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 Fourteen.”

There is however the issue with the Engineers Office’s checklist and the errors found. As it was with the previous agenda item, the Planning Commission will need to decide whether or not the nature of these errors warrants a denial or a conditional approval.

The last issue the Commission needs to consider is Middleton Township’s concern/desire for a temporary turn around of sorts at the end of Saddle Horn Drive. There is a valid concern regarding mud being tracked onto streets during the construction of Plat Fourteen. This is not only an aesthetic concern for existing homeowners, but also has the potential to add additional sediment into the existing storm sewer system of the development.

To reiterate: the Planning Commission Staff’s recommendation is to grant approval to Saddlebrook Plat Fourteen with the condition that the errors identified by the Engineer’s Office be corrected and that a temporary turn around off of Saddle Horn Drive be constructed. This opinion regarding the recommending of approval stems from the fact that the errors on the plat drawing are labeling and scrivener errors and not major design and engineering flaws.

DIRECTOR'S TIME

- Linda Holmes from the Wood County Prosecutor's Office will be on hand to explain various personnel concepts pertaining to the Employee Handbook, and also will give an update regarding an ongoing legal case involving the Commissioners' and Planning Commission Office.
- The Director will present a work plan and list of goals for 2015, and give a brief overview of the Planning Commission Office's budget for 2015.
- The issue of the date and time of the November 2014 Planning Commission will be discussed.