



**WOOD COUNTY PLANNING COMMISSION
AGENDA
August 6, 2013 at 5:30PM**

The Wood County Planning Commission will meet in regular session on Tuesday, August 6, 2013 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 July 2013 Planning Commission Meeting Minutes

WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT

Staff activities for July 2013 will be reviewed.

SUBDIVISION – PERRYSBURG TOWNSHIP

National Survey Service has submitted a final plat entitled "Emerald Lakes Plat Three – East" for final review and approval. The plat is located in Section 16 of Perrysburg Township and is part of the larger Emerald Lakes Subdivision. This plat contains nineteen (19) single family lots and covers approximately 4.6 acres located at the south east corner of Walbridge and East Broadway roads.

SUBDIVISION – TROY TOWNSHIP

Poggemeyer Design Group has submitted a right of way dedication plat in Road Tracts 55, 58 and 59 of Troy Township. This right of way dedication plat includes a new road as well as additional right of way along Pemberville Road. The new road and the additional right of way along Pemberville Road are designed to serve the new Home Depot warehouse that is slated to locate on the parcel.

ZONING – MIDDLETON TOWNSHIP

The Middleton Township Zoning Commission has submitted three (3) minor changes to the current Middleton Township Zoning Resolution. Two of the changes are grammatical/typographical corrections and the third is language that allows electronic message signs and reader boards to be located within the Route 25 – 582 Overlay Zone

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WOOD COUNTY PLANNING COMMISSION

AGENDA

July 2, 2013 at 5:30PM

ZONING – LAKE TOWNSHIP

An application has been submitted by a Michelle Scaggs to rezone Lots 3-7 in the Noble Addition of Lake Township from a B-1 Neighborhood Business classification to a B-3 Highway Business classification. The purpose of this request is that the applicants wish to locate a roofing and home improvement business on the site. The subject parcels are located at the intersections of Walbridge, Matthews and Woodville Roads in Lake Township.

CHAIRMAN'S TIME

DIRECTOR'S TIME

Director will report to the Planning Commission on the state of the reorganization of the Planning Commission Office.

ADJOURNMENT

Please make plans to attend!

ITEM # 1 SUBDIVISION – PERRYSBURG TOWNSHIP

APPLICANT

National Survey Service
P.O. Box 184
Waterville, OH 43566

PROPOSAL

Applicants have submitted a final plat entitled “Emerald Lakes Plat Three – East” for final review and approval. This plat is part of the larger Emerald Lakes subdivision located in Section 16 of Perrysburg Township. The plat contains nineteen (19) single family residential lots and covers approximately 4.6 acres of land.

LOCATION

As stated above, the plat is part of the larger Emerald Lakes Subdivision. Eckel Junction Road is approximately 1600 feet to the north, the Eckel Trace subdivision is located to the west and the Wexford Subdivision is located to the east.

LAND USE AND ZONING

The plat is currently Zoned PUD-RS, Planned Unit Development Residential. Lands to the east and south are zoned A-1 Agricultural. Lands to the west are zoned R-3 Residential. Land to the north of the plat are located in the City of Perrysburg. Land use in the area is primarily residential, and the Comprehensive Land Use Plan has designated this area as being in an urban infill area. There are no floodplains or wetlands located on the plat and all utilities are available to the plat.

ATTACHMENTS

- A. Location Map
- B. Plat Map

STAFF ANALYSIS

Emerald Lakes Plat Three - East is the fourth phase of the Emerald Lakes Subdivision. The overall development of Emerald Lakes was granted preliminary approval in 2004. Since then three other phases of development have been granted final approval. The most recent phase of development occurred in 2012.

The plat contains nineteen (19) single family residential lots. The lots are accessed by two streets with 60 feet of right of way and 25 feet of paving. The terminus of Turnbridge Drive contains a buffer lot and Lot V to the south serves as an open space lot. All utilities including gas, electric, water and sewer are available to the plat.

STAFF RECOMMENDATION

This submission is the latest phase in the overall Emerald Lakes Development. There are no plat errors or concerns. Based on this, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission grant final approval to Emerald Lakes Plat Three - East.

ITEM # 2 SUBDIVISION – TROY TOWNSHIP

APPLICANT

Poggemeyer Design Group
1168 North Main Street
Bowling Green, OH 43402

PROPOSAL

Applicants have submitted a right of way dedication plat for a new road as well as for a portion of Pemberville Road in Road Tracts 55, 58 and 59 in Troy Township. The purpose of the plat is to create a new road as well as dedicate additional right of way along Pemberville Road to serve a warehouse and distribution center that is slated to locate on the parcel the new road will serve.

LOCATION

The plat is located in parts of Road Tracts 55, 58 and 59 in Troy Township. More specifically, the plat is located on the west side of Pemberville Road at the Troy – Dominion Energy site. Route 20 / Fremont Pike is approximately 3300 feet to the north.

LAND USE AND ZONING

The parcel is currently zoned B-PUD. Lands to the north, south and west are also zoned B-PUD. Lands the east are zoned C-1 Commercial and A-1 Agricultural. The Wood County Land Use Plan has designated the area where the plat is located at as being in an employment opportunity area. There are floodplains on the site however the proposed road will not encroach on them. All utilities are available to the site.

ATTACHMENTS

- C. Location Map
- D. Plat Map

STAFF ANALYSIS

The purpose of this plat is to establish a new road entitled Eastwood Drive as well as dedicate additional right of way along Pemberville Road to public use. The plat is part of a larger development that will be used by the Home Depot Corporation as a warehouse and distribution center. The plat is located in Road Tracts 55, 58 and 59 of Troy Township. It is located on the east side of Pemberville Road at the Troy – Dominion Energy site. Garling Road is located to the south and Route 20 / Fremont Pike is located to the north.

The plat consists of a road with 80 feet of right of way with an additional section of right of way being dedicated along Pemberville Road. Between Eastwood Drive and Pemberville Road a total area of 7.0991 acres is being dedicated. Plat specifics include 80 feet of right of way along Eastwood Drive ending in a cul de sac. All utilities are available to the plat and the plat will be constructed to County standards.

STAFF RECOMMENDATION

This plat is part of a larger overall development which will ultimately be a warehouse and distribution center used by the Home Depot Corporation. One of the items needed was a dedicated road to access the site with additional right of way needed along Pemberville Road. This plat meets this need.

Given that the plat is part of a larger development and given that a right of way dedication plat is the best way to secure access to this site, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission grant final approval to the Dedication Plat of Eastwood Drive and Portions of Pemberville Road.

ITEM # 3 ZONING – MIDDLETON TOWNSHIP

APPLICANT

Middleton Township Zoning Commission
115 Sugar St.
Haskins, OH 43525

PROPOSAL

Applicants have submitted a series of text amendments to the current Middleton Township Zoning Resolution. These amendments consist of typographical and grammatical corrections and also contain a provision where electronic reader signs and message boards can be installed in the Route 25 – 582 overlay zone area.

ATTACHMENTS

E. Proposed text amendments

STAFF ANALYSIS

The proposed changes are minor changes that involve grammatical and typographical corrections. The exception is the amendment that allows electronic reader signs and message boards be allowed in the Route 25 – 582 Overlay Zone.

STAFF RECOMMENDATION:

The grammatical and typographical corrections are standard housekeeping items. The sign provision shouldn't prove to be a problem since the setback provisions for signs in the overlay district should prevent these types of signs from being a hazardous distraction.

ITEM # 4 ZONING – LAKE TOWNSHIP

APPLICANT

Michelle Scaggs
5601 Woodville Road
Northwood, OH 43619

PROPOSAL

A Michelle Scaggs has submitted an application to rezone Lots 3, 4, 5, 6 and 7 in the Noble Addition of Lake Township from a B-1 Neighborhood Business Zoning Classification to a B-3 Highway Business Zoning Classification. The purpose of the request as stated on the application is that the applicant wishes to locate a roofing and home improvement business on the parcel and needs the B-3 Zoning Classification to properly do so.

LOCATION

The parcels consist of Lots 3-7 in the Noble Addition of Lake Township. More specifically, the parcels are located at the intersections of Matthews, Walbridge and Woodville roads. Matthews Road borders the parcels to the east, Walbridge Road borders the parcels to the south and Woodville Road borders the parcels to the northeast.

LAND USE AND ZONING

The parcels are currently zoned B-1 Neighborhood Commercial. Lands to the east are also zoned B-1. Lands to the south and west are zoned R-2 Residential. Lands to the north are zoned B-3. There are no floodplains or wetlands associated with the property and all utilities are available. The Wood County Land Use Plan has designated the area where the parcels are located at as being in an Urban Infill Area.

ATTACHMENTS

F. Location Map

STAFF ANALYSIS

The parcels in question are located at the intersection of Mathews, Walbridge and Woodville Roads. In order to use the parcels for a roofing and home improvement business the applicants need to rezone the parcels from B-1 Neighborhood Business zoning classification to a B-3 Highway Business zoning classification.

Land use in the area is a mixture of medium density residential and commercial. The residential uses occur closer to Walbridge Road and the Commercial uses occur closer to Woodville Road. All utilities are available to the parcels and there are no floodplains or wetlands associated with the parcels.

The parcels are currently zoned B-1 Neighborhood Commercial. Lands to the east are also zoned B-1. Lands to the south and west are zoned R-2 Residential. Lands to the north area zoned B-3. The Wood County Land Use Plan has designated the area where the parcels are located at as being in an Urban Infill Area.

STAFF RECOMMENDATION

The end use is compatible with the existing uses in the area. There is also B-3 Zoning adjacent to the parcels. Given the zoning and land use in the area, it is the recommendation of the Planning Commission Staff that the Planning Commission recommend to Lake Township that the township approve this request.