



**WOOD COUNTY PLANNING COMMISSION  
(REVISED) AGENDA**

~~JULY 2, 2014~~ at 5:30PM

**JULY 1, 2014**

July 1, 2014

The Wood County Planning Commission will meet in regular session on Tuesday, ~~July 2, 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 June 2014 Planning Commission Meeting Minutes.

**WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT**

Staff activities for June 2014 will be reviewed.

**SUBDIVISION – MIDDLETON TOWNSHIP**

Oravec & Associates on behalf of Brian McCarthy – McCarthy Builders have submitted a preliminary residential plat entitled “River Bend Lakes Subdivision Plats 3-5”. These plats are the third through fifth phases of the River Bend Subdivision in Middleton Township. Combined, the proposed plats contain a total of 73 single family lots and cover approximately 37.11 acres of land. The plats are located in the River Bend Subdivision, River Tracts 54 and 55 of Middleton Township.

**SUBDIVISION – PERRYSBURG TOWNSHIP**

Oravec & Associates on behalf of Randall and Deborah Ernsthansen 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 to be 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.

**CHAIRMAN’S TIME**

**DIRECTOR’S TIME**

Discussion – CDBG Project selection process

Discussion – Adoption of Employee Handbook

**ADJOURNMENT**

*Please make plans to attend!*

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## ITEM # 1 - SUBDIVISION – MIDDLETON TOWNSHIP

### **APPLICANT(S)**

Oravec & Associates  
5333 Secor Road  
Toledo, OH 43623

McCarthy Builders Inc.  
3818 King Road  
Toledo, OH 43617

### **PROPOSAL**

Applicants have submitted a preliminary plat entitled "River Bend Lakes Plats 3-5" for preliminary approval. The residential subdivision consists of seventy three (73) single family lots covering approximately 37.11 acres of land in River Tract 54 of Middleton Township.

### **LOCATION**

The plat is part of the larger River Bend development located off River Road in River Tracts 54 and 55 of Middleton Township. This particular phase of the subdivision will be accessed by the extensions of John F. McCarthy Way and Grand Bank Way.

### **LAND USE AND ZONING**

The underlying plat is zoned R-3 Residential. Lands to the east, south, north and west are zoned R-3 Residential as well. Land use in the area is primarily residential, and the Comprehensive Land Use Plan has designated this area as being in an urban – small town expansion 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**

This is the latest submission for the River Bend Lakes Subdivision. This particular proposal consists of three (3) individual plat phases. In total, there are seventy three (73) single family lots within three separate plats. Plat improvements include: water and sewer, gas, electric, and sidewalks. The existing streets of Grand Bank Way and John F. McCarthy Way will be extended to serve the new phases, and new streets entitled Sunset Harbour, and North Cape Court will be constructed to serve the subdivision. All streets will have sixty feet of right of way with twenty five feet of back to back paving as well as curbs, gutters, and sidewalks.

A variation of this plat was slated for review and approval at the April 2014 Planning Commission Meeting, however it was pulled by the applicants prior to the meeting. The reason for this was that the Planning Commission Office and the Wood County Engineer's Office had identified several issues with the plat as presented that needed addressed during the discussion.



The applicant has since begun to address these items of concerns, namely the issue of an existing ditch on the plat property that had originally been designed to empty into one of the existing lakes in the plat. This ditch has been rerouted, and it meets Middleton Township's ditch setback requirement of twenty five (25) feet from a pond.

The Wood County Engineer's Office also reviewed this newly designed plat, and found numerous errors with the plat as presented. Errors include labeling errors, boundary line inconsistencies, and proposed easement widths. The Wood County Engineer's Office has recommended to the Planning Commission that preliminary plat approval be denied by the Planning Commission due to the plat errors.

In regards to the items on the proposed plat that the Planning Commission Office reviews, most of the errors identified by the Planning Commission Staff on the plat originally submitted for preliminary approval at the April 2014 meeting have been corrected and or adequately addressed. Errors that are on this new plat include the lack of a title for the subdivision, and the notation on the portion of the plat that depicts Riverbend Plat Two that states Plat Two was not approved yet. Also, the owner's for the existing lake are not listed on the drawing.

Lastly, in conversations with the President of the Riverbend Pond Association, it was indicated that the current homeowners have no issues with this newly designed plat.

#### **STAFF RECOMMENDATION**

As stated above, the Wood County Engineer's Office has recommended to the Planning Commission that the Commission deny preliminary approval of the plat due to the amount of errors that their Office found.

With this recommendation, the Planning Commission has some options for how to proceed with this plat. The first option would be to take the Engineer's Office's advice and deny preliminary approval of the plat. The second option would be to grant the plat conditional preliminary approval with the condition that all errors identified by the Planning Commission and Engineer's Office be corrected and a revised preliminary plat incorporating these corrections be filed with the Planning Commission Office. Lastly, the Commission, rather than denying approval, can vote to table the item and have the applicant resubmit a corrected plat at another Planning Commission meeting.

## **ITEM # 2 - SUBDIVISION – PERRYSBURG TOWNSHIP**

### **APPLICANT(S)**

Oravec & 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**

- C. Location Map
- D. Plat Map

### **STAFF ANALYSIS**

This item was on the agenda for the June 3<sup>rd</sup>, 2014 Planning Commission meeting. The Planning Commission took action to table the item until the multiple errors on the plat, as identified by the Wood County Engineer's Office, were corrected by the engineer for the plat. These errors have been corrected and the plat is ready to again proceed with the final approval process.

Moving on to the analysis of this item, the replat is being constructed because the lot owners wish to construct a structure on Lots 16 and 17 that will straddle the existing lot lines. Per Perrysburg Township Zoning, these side lot lines cannot have a structure across of them, and in order to comply with the township's zoning requirements, the lots must be combined into one new lot.

The lots are currently zoned PUD-R, which in Perrysburg Township stands for Planned Unit Development Residential. All lands surrounding this replat are also zoned PUD-R. The end use fits in with what is currently in the area, and all utilities are available to the lot(s).

Lastly, 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.