



**WOOD COUNTY PLANNING COMMISSION
AGENDA
OCTOBER 6th, 2015 at 5:30 PM**

The Wood County Planning Commission will meet in regular session on Tuesday, October 6th, 2015 at the County Office Building in Bowling Green, Ohio. The time of this meeting is 5:30 pm. A suggested agenda follows:

ROLL CALL

APPROVAL OF THE SEPTEMBER 2015 MEETING MINUTES

UNFINISHED BUSINESS

NEW BUSINESS

SUBDIVISION – PERRYSBURG TOWNSHIP

Midland Agency of NW Ohio and ESA Engineers have submitted a plat entitled Eckel Trace Plat 3 for final review and approval. This plat is part of the original Eckel Trace Subdivision that was granted preliminary approval in 2003. Plat 3 consists of fourteen (14) single family lots on approximately 5.8 acres of land. The plat is located in the northeast quarter of Section 17 of Perrysburg Township on the south side of Eckel Trace Road. State Route 199 (McCutchenville Road) is located approximately 1,550 feet to the west of the proposed plat. The Shawnee Trace subdivision located to the north of the subject is located in the City of Perrysburg.

SUBDIVISION – PERRYSBURG TOWNSHIP

Midland Agency of NW Ohio and Feller Finch and Associates have submitted a plat entitled "Eckel Trace Plat 6" for final approval. This plat is part of the original Eckel Trace Subdivision that was granted preliminary approval in 2003. Plat 6 consists of thirteen (13) single family lots and two (2) open space lots on approximately 7.8 acres of land in the northeast quarter of Section 17 of Perrysburg Township. The plat is located on the south side of Eckel Junction Road. State Route 199 (McCutchenville Road) is located approximately 1,550 feet to the west of the plat, and the Shawnee Trace subdivision is on the north side of Eckel Trace Road. Another element of Plat 6 is that it will extend Carronade Drive to State Route 199.

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**AGENDA PAGE TWO
OCTOBER 6th, 2015
WOOD COUNTY PLANNING COMMISSION**

ZONING FREEDOM TOWNSHIP

Port's Petroleum Company, Inc. and Lewandowski Engineers have submitted a request to rezone one parcel of land in Section 36 of Freedom Township from an A-1 Agricultural Zoning Classification to a B-2 Highway Business Classification. The rezoning request is for 5 acres of land. The reason for requesting the zoning change as stated on the application is to expand the existing Fuel Mart business. The land is located on the north side of State Route 6, approximately 330 feet west of State Route 23 and ¾ mile east of Bradner Rd.

ZONING MIDDLETON TOWNSHIP

The Middleton Township Zoning Commission has submitted a text amendment to the current Middleton Township Zoning Resolution. Specifically, this amendment defines and prohibits non traditional accessory buildings. Non traditional accessory buildings consist of but are not limited to cargo and shipping containers, semi truck trailers, and other non conventional accessory buildings.

ZONING TROY TOWNSHIP

Troy Township has submitted a text amendment to the current Troy Township Zoning Resolution. Specifically this amendment makes ponds a permitted use in agricultural and residential uses. Currently, ponds are conditional uses in these districts. The purpose of this amendment is to make the pond permitting process much easier for both the applicant(s) and the Township.

PUBLIC FORUM

DIRECTOR'S TIME

Staff activities for August and September will be reviewed.

Director will distribute summary of his annual review to members of the Commission.

CHAIRMAN'S TIME/COMMISSION MEMBERS' TIME

Selection of a firm to assist with drafting a new Land Use Plan for Wood County.

ADJOURNMENT

Please make plans to attend!

ITEM # 1: SUBDIVISION – PERRYSBURG TOWNSHIP

APPLICANT(S):	Midland Agency of NW Ohio 401 Adams Street Toledo, OH 43604	ESA Engineers 5353 Secor Road Toledo, OH 43623
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PROPOSAL

Applicants have submitted a plat entitled “Eckel Trace Plat 3” for final approval. This plat is part of the original Eckel Trace Subdivision that was granted preliminary approval in 2003. Plat 3 consists of fourteen (14) single family lots on approximately 5.8 acres of land. As is the case with the item above, this item was originally slated to be on the August 18th 2015 Agenda, but had been pulled at the request of the developer. This request was done to allow the applicant to make changes the Wood County Engineer’s Office needed. These changes have been made and the plat is ready for final approval

LOCATION

The subject property consists of 5.8 acres in the northeast quarter of Section 17 of Perrysburg Township. More specifically, the plat is located on the south side of Eckel Junction Road. State Route 199 (McCutchenville Road) is located approximately 1,550 feet to the west of the proposed plat. The Shawnee Trace subdivision located to the north of the subject plat and is located in the City of Perrysburg.

LAND USE AND ZONING

The subject property is currently zoned R-3 Residential. Lands to the south and west are zoned A-1 Agricultural. Lands to the east are zoned PUD-R. Land to the north is located in the City of Perrysburg and is zoned R-3 Single Family Residential. The Wood County Comprehensive Land Use Plan has designated this area as being located in an urban infill area. Land use in the area is medium density residential. All utilities are available to this plat and there are no natural hazards such as floodplains or wetlands associated with the property.

ATTACHMENTS

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

STAFF ANALYSIS

As noted above, Eckel Trace Plat 3 is a phase of the larger Eckel Trace Subdivision that was granted preliminary approval in 2003. This phase continues what was phase 3 of the originally approved preliminary plat.

In regards to the plat specifics; there are a total of fourteen (14) single family lots located within the plat. Plat improvements include streets with 60 feet of right of way, all utilities including water, sewer, gas, and electric. Lots with rear yards facing Eckel Junction Road have a mandatory 2 foot anti vehicular access easement. These new lots will be accessed by Bay Trace and Summer Trace Drives.

As far as errors found by the Planning Commission Staff, the signature page has Commissioner Carter's signature listed in the title block. The plat engineer's were not aware of Mr. Carter's plans on retiring at the time the plat was drafted, so technically they are correct, however, the signature page will still need to be corrected.

STAFF RECOMMENDATION

The plat meets the Planning Commission's requirements as far as the standards that the Planning Commission reviews and is concerned with.

As far as concerns from the Engineer's Office, these were not available at the time of the drafting of this report. Per conversations with the Engineer's Office, it is the Engineers Office's intent to review the plat and present their findings during the discussion portion of the meeting.

As far as a formal recommendation, the Planning Commission Office recommends that the plat be granted final approval with the condition that the items that the Engineer's Office discovers are not of a serious nature that would warrant a motion of denial, a motion of tabling the item, or a conditional approval of the plat.

ITEM # 2: SUBDIVISION – PERRYSBURG TOWNSHIP

APPLICANT(S):	Midland Agency of NW Ohio 401 Adams Street Toledo, OH 43604	Feller Finch & Associates 1683 Woodlands Drive Maumee, OH 43537
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PROPOSAL

Applicants have submitted a plat entitled “Eckel Trace Plat 6” for final approval. This plat is part of the original Eckel Trace Subdivision that was granted preliminary approval in 2003. Plat 6 consists of thirteen (13) single family lots and two (2) open space lots on approximately 7.8 acres of land. This item was originally slated to be on the August 18th 2015 Agenda, but had been pulled at the request of the developer. This request was done to allow the applicant to make changes the Wood County Engineer’s Office needed. These changes have been made and the plat is ready for final approval.

LOCATION

The subject property consists of 7.8 acres in the northeast quarter of Section 17 of Perrysburg Township. More specifically, the plat is located on the south side of Eckel Junction Road. State Route 199 (McCutchenville Road) is located approximately 1,550 feet to the west of the proposed plat. The Shawnee Trace subdivision is located in the to the north.

LAND USE AND ZONING

The subject property is currently zoned R-3 Residential. Lands to the south and west are zoned A-1 Agricultural. Lands to the east are zoned R3 Residential. Land to the north is located in the City of Perrysburg and is zoned R-3 Single Family Residential. Land use in the area is medium density residential. The Wood County Land Use Plan has designated the area where the subject plat is located at as being in an urban infill area. All utilities are available to this plat and there are no natural hazards such as floodplains or wetlands associated with the property.

ATTACHMENTS

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

STAFF ANALYSIS

As noted above, Eckel Trace Plat 6 is part of - a phase of the larger Eckel Trace Subdivision that was granted preliminary approval in 2003. This phase continues what was phase 6 of the originally approved preliminary plat.

In regards to the plat specifics; there are a total of thirteen (13) single family lots and two (2) open space lots located within the plat. Plat improvements include streets with 60 feet of right of way, all utilities including water, sewer, gas, and electric.

These new lots will be accessed by the extension of Carronade Drive. The intent is to extend Carronade Drive from its current terminus in Eckel Trace Plat One to State Route 199 (McCutchenville Road). The thirteen (13) lots will then be accessed by this extension of Carronade Drive.

As far as errors found by the Planning Commission Staff, the signature page has Commissioner Carter's signature listed in the title block. The plat engineers were not aware of Mr. Carter's plans on retiring at the time the plat was drafted, so technically they are correct, however, the signature page will still need to be corrected.

STAFF RECOMMENDATION

With the exception of the need for an updated Commissioner's signature, the plat meets the Planning Commission's requirements as far as standards that the Planning Commission looks at.

The Engineer's Office has not provided the Planning Commission Office with their comments and concerns at the time of the drafting of this report. It is the intent of the Engineer's Office to report on these concerns at the meeting.

As far as a formal recommendation, the Planning Commission Office recommends that the plat be granted final approval with the condition that the items that the Engineer's Office discovers are not of a serious nature. If these discoveries and findings are serious, it is recommended that the Planning Commission decide if these items warrant a motion of denial, a motion of tabling the item, or a conditional approval of the plat.

ITEM # 3 - ZONING – FREEDOM TOWNSHIP

APPLICANT(S)	Port's Petroleum Company, Inc. PO Box 1046 Wooster, OH 44691	Lewandowski Engineers 234 N. Erie St. Toledo, OH 43604
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PROPOSAL

Applicants wish to rezone one (1) parcel of land from an A-1 Agricultural to a B-2 Highway Business Zoning Classification. The parcel that is currently zoned A-1 is 40.89 acres in size, however only 5 acres are being re-zoned. The proposal to split off the 5 acre parcel and combine it with the 6 acre adjoining parcel to the east has been given preliminary approval. The reason for the requested zoning change as stated on the application is for property redevelopment and expansion of the existing commercial site (Fuel Mart).

LOCATION

The property being rezoned consists of 5.0 acres of land in Section 36 of Freedom Township. More specifically, the land is located on the north side of State Route 6, approximately 330 feet west of State Route 23/Fostoria Road and three quarters of a mile east of Bradner Road.

LAND USE AND ZONING

The property is currently zoned A-1. Land to the East is zoned B-2 Highway Business. Lands to the north and northwest of the property are zoned A-1 Agricultural. The Twin Maples trailer court is located approximately a quarter of a mile west of the property and is zoned R-3 Multi-Dwelling – Mobile Home. Land south of Route 6 is in Montgomery Township, which is an unzoned township

The Wood County Comprehensive Land Use Plan has designated the area where the parcel is located as an urban small town expansion area and borders an urban infill area. There are no wetlands or floodplains on the property, and public utilities are not in place.

ATTACHMENTS

3-A - Location Map

STAFF ANALYSIS

The applicant's proposal is to rezone 5 acres of land from an A-1 Agricultural Zoning Classification to a B-2 Highway Business Zoning Classification. The applicant wants to use the property for redevelopment and expansion of the existing commercial site (Fuel Mart).

The lands directly surrounding the parcel are zoned B-2 Highway Business and A-1 Agricultural. Additionally lands to the west of the subject parcel are part of the Twin Maples Trailer Court and are zoned R-3, as well as a parcel zoned B-1 neighborhood business

Land use in the area is mostly agricultural with some commercial. The Wood County Comprehensive Land Use Plan has designated the area where the parcels are located at as an urban small town expansion area and borders an urban infill area. There are no floodplains or wetlands on the parcel and public utilities are not available to this property.

Per the applicant's Engineer, Troy Lewandowski, there is an existing well on site and a septic – treatment facility on site. Mr. Lewandowski stated that the well may need to be moved due to the expansion. Mr. Lewandowski noted that after conversations with the EPA, the applicant expects the septic – treatment facility on site to be capable of handling the expansion.

STAFF RECOMMENDATION

Given the parcel's location near a major State Route, its neighboring properties being commercial and the land use plan designation, the land use is a fitting use of the land.

Given the above factors, it is the recommendation of the Wood County Planning Commission Staff the Planning Commission recommend to Freedom Township that the Township approve this request.

ITEM #4 - ZONING TROY TOWNSHIP

APPLICANT

Troy Township
311 Krotzer Avenue
P.O. Box 128
Luckey, OH 43443

PROPOSAL

The Troy Township Zoning Commission and Trustees have submitted a text amendment to the current Troy Township Zoning Resolution. This amendment allows a pond to be a permitted accessory use rather than a conditional use.

ATTACHMENT

4 – A. Text Amendment

STAFF ANALYSIS

In the current Troy Township Zoning Resolution, anyone wanting to install a pond on their property is required to seek a conditional permit to do so. This practice results in added time and costs to receive pond approval. Currently, applicants must apply for a conditional use permit; the Troy Township Board of Zoning Appeals must post notice and meet to discuss the request. As far as the Director knows, Troy is the only Township that issues pond permits this way.

By making it a permitted accessory use, none of the steps for a conditional permit need to be followed.

STAFF RECOMMENDATION

Given that this new amendment will clear up much confusion and unnecessary steps to getting a pond permit, it is the opinion of the Wood County Planning Commission Staff that the Wood County Planning Commission recommend to Troy Township that the Township approve this request.

ITEM #5 - ZONING MIDDLETON TOWNSHIP

APPLICANT

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

PROPOSAL

The Middleton Township Zoning Commission has chosen to add language to their current Zoning Resolution to address non traditional accessory buildings.

ATTACHMENT

5 – A. Proposed Language

STAFF ANALYSIS

In the early 2000's there was a trend of individuals and business owners to acquire semi truck trailers, box trucks, and cargo containers used by rail, air, shipping and land transportation industries and use them as accessory uses.

At that time, some Wood County Townships elected to draft definitions of these structures and then prohibit them in their townships. For a period of approximately twelve years or so the issue appeared to be a dead on. No one was trying to use these structures for accessory buildings.

In the summer of 2015, the Planning Commission Office was made aware of an individual purchasing these structures and repurposing them as accessory buildings. Given this development, the Planning Commission felt it prudent to alert all Wood County Townships to this matter and to provide them with sample language to use to prohibit these structures. To date, Middleton Township is the first township to step forward and move to adopt this language.

As for the language itself, it is fairly simple. The definition of non traditional accessory buildings reads as follows: "Non traditional accessory buildings include but are not limited to semi-truck trailers, box trucks, and cargo containers used by rail, air, shipping, and land transportation industries.

Middleton Township then adds non traditional accessory buildings to their supplemental regulations portion of their Resolution and prohibits them.

STAFF RECOMMENDATION

Given the possibility that these uses and structures might start appearing around the County, it is good idea to get a handle on them before they become a major issue. Additionally, it was determined by the Prosecutor's Office when this issue first came up that these structures can be prohibited.

Given all of this, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission recommend to Middleton Township that the Township approve this amendment.