



**WOOD COUNTY PLANNING COMMISSION  
AGENDA  
DECEMBER 1<sup>st</sup>, 2015 at 5:30 PM**

The Wood County Planning Commission will meet in regular session on Tuesday, December 1<sup>st</sup>, 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 NOVEMBER 2015 MEETING MINUTES**

**UNFINISHED BUSINESS**

**NEW BUSINESS**

**ZONING – BLOOM TOWNSHIP**

An application has been submitted by Edward J. Yasechko of the EJJY Corporation to rezone approximately 9.1 acres of land in Section 31 of Bloom Township from an Agricultural Zoning Classification to an Industrial Zoning Classification. Applicant has indicated that they wish to sell a portion of the existing 18.2 acres they own to ODOT. ODOT then plans construct a highway maintenance facility on the property.

**PUBLIC FORUM**

**DIRECTOR'S TIME**

Staff activities for October and November will be reviewed.

Director will distribute a list of meeting dates for 2016.

**CHAIRMAN'S TIME/COMMISSION MEMBERS' TIME**

Nominating Committee will report their selections of Officers for 2016.

**ADJOURNMENT**

## ITEM # 1 - ZONING – BLOOM TOWNSHIP

### **APPLICANT**

EJY Corporation  
7041 T.W. Blvd.  
Hubbard, OH 44425

### **PROPOSAL**

Applicants have submitted a request to rezone approximately 9.1 acres of an existing 18.2 acre parcel of land in Section 31 of Bloom Township from an Agricultural Zoning Classification to an Industrial Zoning Classification. The applicant has indicated that their intent is to sell the 9.1 acres to ODOT who will then use the parcel for a highway maintenance facility.

### **LOCATION**

The subject parcel consists of approximately 9.1 acres of land in Section 31 of Bloom Township. More specifically, the parcel's western boundary and access point is along South Dixie Highway. The New York Central Railway line is located directly to the east of the parcel. State Route 18 is located to the north. Allen Township in Hancock County is located directly to the south.

### **LAND USE AND ZONING**

Lands to the east are zoned Agricultural. Lands to the north are zoned Commercial. Lands to the west are zoned Agricultural, and border Henry Township. Lands to the south are in Allen Township in Hancock County. This township is unzoned per Hancock County's interactive map Land use in the area is primarily commercial and industrial. The Wood County Comprehensive Land Use Plan has designated this area as being in an urban infill area. There are no floodplains or wetlands located on the parcel. Utilities appear to be unavailable to the parcel.

### **ATTACHMENTS**

1-A. Location Map

### **STAFF ANALYSIS**

As noted above, the parcel being requested for rezoning consists of approximately 9.1 acres which will be split off of an existing 18.2 acre parcel of land that the applicant currently owns. The reason for this request per what the applicant has included with their application is to sell the 9.1 acres of land to ODOT who will then build a highway maintenance facility on the property.

In past conversations with ODOT, it has been verified that the portion of State Route 25 – Dixie Highway where the parcel in question will use as access is not a limited access highway and therefore can be used as access to the parcel.

As stated in the Land Use and Zoning summary in the introduction section, there are no public water and sewer services available to the parcel. Additionally, given the location of said services on the opposite side of Interstate 75, it is highly unlikely that utilities will be extended anytime in the near future. Depending on the end use and EPA approval, a package plant may be suitable for wastewater management on the site.

It is important to note that the current Bloom Township Zoning Resolution does not have industrial uses "broken out" into permitted and conditional uses by end use. Instead, they have a generalized definition of Industrial Zoning that gives a good amount of leeway and discretion to the township and the applicant(s) as to what can be done under an Industrial Zoning Classification.

As is always the case, the applicants proposed end use should not be used as a factor in making a recommendation to Bloom Township. The nature of zoning is such that once the property becomes rezoned, any industrial use can occur on the property.

#### **STAFF RECOMMENDATION**

Given the location of the parcel, the surrounding land uses and zoning, the designation of the parcel as an Urban Infill area by the Land Use Plan, it is the recommendation of the Planning Commission Staff that the Planning Commission recommend to Bloom Township to allow the zoning change.