

**Wood County Planning Commission**  
**November 3, 2015 @ 5:30pm**

The Wood County Planning Commission met in regular session on Tuesday, November 3, 2015 at the County Office Building in Bowling Green. Planning Commission staff in attendance was David Steiner and Katie Baltz. 9 guests were in attendance

Chairman Black called the meeting to order.

**Roll Call**

John Alexander-Present, Tony Allion-Absent, Rob Black-Present, John Brossia-Present, Doris Herringshaw-Present, Ray Huber-Absent, Joel Kuhlman-Absent, Craig Lahote-Absent, Donna Schuerman-Present, Leslee Thompson-Absent, David Wirt-Present.

Mr. Alexander made a motion to approve the October 2015 Planning Commission meeting minutes. Ms. Schuerman seconded the motion and Commission members responded in full support.

**Old Business**

**SUBDIVISION – PERRYSBURG TOWNSHIP**

Feller Finch & Associates and Midland Agency of NW Ohio had submitted a plat entitled “Eckel Trace Plat 6” for final approval at the October Planning Commission Meeting, the item had been tabled.

Mr. Steiner stated that the concerns which had caused the item to be tabled had been addressed. Ms. Schuerman made a motion to approve Eckel Trace Plat 6, Mr. Alexander seconded the motion and Commission members responded in full support.

**SUBDIVISION – PERRYSBURG TOWNSHIP**

ESA Engineers and Midland Agency of NW Ohio had submitted a plat entitled “Eckel Trace Plat 3” for final approval at the October Planning Commission Meeting, the item had been tabled.

Mr. Steiner stated that the concerns with this plat had been addressed. Mr. Alexander made a motion to approve Eckel Trace Plat 3, Ms. Herringshaw seconded the motion, Commission members responded in full support.

**New Business**

Mr. Kuhlman entered the meeting at 5:35 PM.

**SUBDIVISION – MIDDLETON TOWNSHIP**

Feller Finch & Associates had submitted a final plat of the Village at River Bend Lakes Plat One for review and approval on behalf of McCarthy Builders.

Mr. Steiner stated that this was the first phase of the Village at River Bend Lakes Subdivision that had been granted conditional preliminary approval at the January 2015 Planning Commission meeting.

Mr. Steiner stated that the plat was located in the larger River Bend development located off River Road in River Tracts 54 and 55 of Middleton Township. Mr. Steiner noted that lands west of the plat were zoned A-1 Agricultural, Lands to the east and south were R-3 Residential and Lands to the northeast were located in the City of Perrysburg and were zoned R-1 Residential.

Mr. Steiner stated the plat contained 30 residential lots, one open space lot and noted that a retention basin located on the plat. Mr. Steiner stated that plat improvements included streets with 60 feet of right of way, public water and sewer, open space and all utilities.

Mr. Steiner stated that he had recommended denial of the plat based on the Engineer's Office's observation that the "Ditch Maintenance Petition" had not yet been submitted. Mr. Musteric stated that the Engineer's office was working with the applicant to correct the plat errors and to work out the ditch maintenance issue.

Following a brief discussion regarding the ditch maintenance process Mr. Alexander asked how long it would take to work out the ditch maintenance issue. Mr. Musteric stated that the issues should be able to be resolved in two or three weeks.

Jeff Ford, Middleton Township Zoning Inspector, asked that it be confirmed for the record that a traffic study would be required before any additional plats were approved. Mr. Steiner stated that it was his understanding that the Engineer's Office and the Developer had agreed that a traffic study would be conducted before plat 2 would be approved.

Mr. Alexander made a motion that conditional final approval be granted to "The Village at River Bend Lakes" plat with the conditions that a traffic study be completed and that the ditch maintenance issue would be resolved with the County Engineer. Ms. Schuerman seconded the motion, Commission members voted in full support.

#### **ZONING – WASHINGTON TOWNSHIP**

Miller Diversified had submitted a request to rezone three parcels of land in Section 5 of Washington Township from an A-1 Agricultural Zoning Classification to an R-2 Residential and an R-1 Residential Zoning Classification.

Mr. Steiner stated that the reason for this request was that the applicant wished to use these parcels to create residential building lots and let market trends dictate what, if any further development would occur on these parcels.

Mr. Steiner stated that the applicant would like to rezone three existing parcels, the first being an 18 acre parcel to be zoned R-2, the second 18 acre parcel was being requested to be changed to R-1, and the third parcel would be change a 40 acre parcel to R-1 Residential. Mr. Steiner stated that all parcels have road frontage on Scott Road.

Mr. Steiner stated that the three parcels were currently zoned A Agricultural, lands to the north, east and west of Parcels B and C were zoned A Agricultural, lands to the north, east and west of Parcel A were zoned A Agricultural, and lands to the south of Parcel A were located in the Village of Tontogany.

Mr. Steiner stated that the Wood County Land Use Plan had identified these parcels as being in Agricultural and Urban Infill Areas and that there were currently no public utilities to these parcels, however, there were public utilities located in the Village of Tontogany to the south.

Mr. Steiner stated that the northeast portion of Parcel A contained 100 year floodplain and Parcels B and C did not contain any floodplain. Mr. Steiner noted that there were no wetlands on these parcels.

Mr. Steiner stated that the building lots proposed along Tontogany Creek Rd. are of the type that the Planning Commission would review fairly regularly in the Office. Mr. Steiner noted that Washington Township's current minimum parcel frontage requirement is 330 feet in an agricultural zoning district and would somewhat hinder the creation of residential building lots. Mr. Steiner stated that the zoning change is preemptive in that if the village would run public utilities to those parcels in the future; the parcels would be ready for development without having to go through the additional step of rezoning.

Following a brief discussion, Mr. Mike Andrich, Washington Township Zoning Commission Chairman asked if the property should be annexed first and then rezoned. Mr. Black stated that the Planning Commission was only making a recommendation to the Township, and ultimately the Township could decide.

There being no further discussion, Mr. Wirt made a motion to recommend that Washington Township approve the zoning request, Mr. Kuhlman seconded the motion, Commission members voted in full support.

#### **ZONING – LIBERTY TOWNSHIP**

Jim Palmer Excavating had submitted an application to rezone 45 acres of land from a C Commercial Zoning Classification to an I Industrial Zoning Classification in Liberty Township.

Ms. Baltz stated that a rezoning request had been submitted for 6 parcels totaling approximately 45 acres of land in Section 1 of Liberty Township. Ms. Baltz noted that the land was located at the intersection of Powell Road and S. Dixie Hwy/SR 25 just north of the Village of Portage and was previously known as the Portage Quarry.

Ms. Baltz showed an aerial photo showing the neighboring properties. Ms. Baltz stated that lands to the south, east and north were zoned C- Commercial, lands to the west were zoned A – Agricultural, and there were a few R-1 residential properties further west.

Ms. Baltz noted that the Wood County Comprehensive Land Use Plan had designated that area where the parcel was located as an Urban/Small Town Expansion area and that there were no wetlands or floodplains on the property. Ms. Baltz stated that public and private utilities were available to the property.

Ms. Baltz listed some of the Permitted and Conditional uses allowed per Liberty Township's Zoning Resolution.

Ms. Baltz stated that given the parcel's location and size, access to State Route 25, Surrounding Commercial businesses, private utilities available and there being no floodplains or wetlands on the property that an industrial land use is a fitting use of the land. Ms. Baltz noted that the Planning Commission is only making a recommendation to Liberty Township.

Following a brief discussion, Mr. Kuhlman made a motion to recommend that Liberty Township approve the rezoning request, Ms. Herringshaw seconded the motion, Commission members voted in full support.

#### **DIRECTOR'S TIME**

##### **Staff Activities Report**

Mr. Steiner stated that staff activities would be reported in December.

##### **Land Use Plan**

Mr. Steiner stated that the contract with McBride Dale for the new land use plan is being reviewed and the Planning Commission staff will be meeting with McBride Dale's staff in the near future.

#### **CHAIRMAN'S TIME**

Mr. Black stated that Leslee Thompson and Tony Allion agreed to be on the nominating committee and would be making nominations for 2016 Planning Commission Officers.

Mr. Kuhlman apologized for being late and noted that he would be approximately 5 minutes late for every Planning Commission meeting.

There being no further items of business, Ms. Schuerman made a motion to adjourn the November 3, 2015 Planning Commission Meeting. Mr. Kuhlman seconded the motion, Commission members responded in full support, meeting adjourned.