



**WOOD COUNTY PLANNING COMMISSION
AGENDA
JANUARY 5th, 2016 at 5:30 PM**

The Wood County Planning Commission will meet in regular session on Tuesday, January 5th, 2016, 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 DECEMBER 2015 MEETING MINUTES

UNFINISHED BUSINESS

NEW BUSINESS

SUBDIVISION – MIDDLETON TOWNSHIP

A preliminary plat entitled The Village at River Bend has been submitted for preliminary approval. This plat is a redesigned version of the Village at River Bend Lakes plat that was granted preliminary approval at the January 2015 Planning Commission meeting. This new plat calls for a blanket approval, with the applicants breaking final plats out as market trends dictate. The subdivision contains 226 single family lots and 67 two family lots, and covers approximately 15.4 acres of land.

SUBDIVISION – LAKE TOWNSHIP

FWB Inc. has submitted a final plat entitled Replat of Lots 17 & 18 in Freedom Estates. The proposal consists of combining lots 17 and 18 in the existing Freedom Estates Subdivision into one new plat of record.

ZONING – MIDDLETON TOWNSHIP

Middleton Township has submitted a text amendment to the current Middleton Township Zoning Resolution pertaining to accessory structures. Specifically, the amendment calls for all accessory structures over 200 sq. ft. to receive a zoning permit, and follow Ohio Building Code regulations.

PUBLIC FORUM

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**AGENDA PAGE TWO
JANUARY 5, 2016
PLANNING COMMISSION MEETING**



DIRECTOR'S TIME

Staff activities for December 2015 will be reviewed.

Director will provide update on the Land Use Plan

CHAIRMAN'S TIME/COMMISSION MEMBERS' TIME

Nominating Committee will report their selections of Planning Commission Officers for 2016.

ADJOURNMENT

ITEM NUMBER #1 - SUBDIVISION – MIDDLETON TOWNSHIP

APPLICANT

Feller Finch & Associates
1683 Woodlands Drive
Maumee, OH 43537

PROPOSAL

Applicants have submitted a revised preliminary plat entitled “The Village at River Bend Lakes” for preliminary approval (said plat has been renamed “The Village at River Bend”). The residential subdivision consists of two hundred and twenty six (226) single family lots and sixty seven (67) two family lots. Said plat covers approximately 15.4 acres of land in Road Tract 54 of Middleton Township. The primary reason the applicant has redesigned the plat is to adjust some of the lots to meet Middleton Township’s zoning minimums and to address an existing ditch on the property.

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 extension of John F. McCarthy Way, Waterville Drive and Roachton Road.

LAND USE AND ZONING

The underlying plat is zoned R-3 Residential. Lands to the east, south and west are zoned R-3 Residential as well. Lands to the north are located in the City of Perrysburg and are zoned R-1 Residential. 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

- 1-A Location Map
- 1-B Plat Map
- 1-C Transmittal Letter
- 1-D Letter from Engineer

STAFF ANALYSIS

As Commission members are likely aware, the Riverbend Lakes subdivision is a large and ambitious development located in the northwestern area of Middleton Township. To date, Plats 1 and 2 of Riverbend Lakes have received final approval. Plats 3 through 5 have been granted preliminary approval, and The Village at Riverbend Lakes, (the plat being reviewed in this agenda item) has been granted preliminary approval.

In order to better explain this item, a recap of the proposed preliminary plat is needed. As noted in the agenda, the plat has been revised, and the name of the plat has changed from The Village at Riverbend Lakes to The Village at River Bend. The residential subdivision consists of two hundred and twenty six (226) single family lots and sixty seven (67) two family lots. Said

plat covers approximately 15.4 acres of land in River Tract 54 of Middleton Township. The revision is being done to adjust the proposed lots to meet Middleton Township's zoning minimums and to address an existing ditch on the property. Plat improvements include streets with curbs and gutters, all utilities, open space and stormwater retention basins.

The main component of this preliminary plat as submitted is how the applicants intend to address the division of final plats within the preliminary plat. The applicants are proposing to receive a "blanket" preliminary approval for the entire plat. The idea being that final plats will be created based on market trends, consumer demands, and utility demands, etc. Typically, in the case of multi phased developments, applicants will submit a preliminary plat that has the final plats broken out. These delineated final plats will then be submitted for final approval as the applicant sees fit. The current preliminary plat as submitted looks to break out the final plats from the preliminary plat on a case by case basis as market trends and conditions change. While this is allowable under the current Subdivision Regulations, it is a fairly rare occurrence. It is important to remember though that if the streets as shown on this drawing change in any matter, any new preliminary plat will need to be submitted.

Lastly, the Wood County Engineer has drafted a letter to the Planning Commission Office outlining their concerns and or missing requirements from the plat drawing. The items listed are fairly minor scrivener errors, and in the Director's opinion, should not constitute a reason for denial of the plat.

STAFF RECOMMENDATION

The applicants have openly stated that the purpose of this redesigned plat is to address the ditch issue on the plat as well as adjust some lots to meet Middleton Township's zoning regulations. As far as items needed by the Planning Commission for a preliminary plat drawing, these have been met. The idea of designing and submitting final plats as trends dictate is a good idea. It saves the applicant from having to adjust the preliminary plat to create a final plat.

The errors and corrections outlined in the Wood County Engineers letter will need to be corrected before the preliminary plat can be accepted.

Based on these facts, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission grant "blanket" preliminary approval to The Village at River Bend with the understanding that the errors and concerns identified by the Wood County Engineers Office will need to be corrected before the plat can be signed off on.

ITEM # 2: SUBDIVISION – LAKE TOWNSHIP

APPLICANTS

F.W.B. Inc.
5225 Secor Road
Toledo, OH 43623

PROPOSAL

F.W.B. Inc. have submitted a final plat for a two (2) lot subdivision - entitled "Replat of Lots 17 & 18 Freedom Estates". The reason for this replat is that the owner of the lots wishes to combine existing lots 17 & 18 into one (1) new lot of record.

LOCATION

The proposed replat is located in Section 12 of Lake Township. More specifically, the proposed plat is located in the existing Freedom Estates Subdivision. Both lots have frontage on South Freedom Drive. Walbridge Road is located approximately 1,150 feet to the north, and Woodville Road is approximately 1,700 feet to the south.

LAND USE AND ZONING

The property underlying the proposed plat is zoned R-1 Residential. Lands directly to the north, south, east and west of the proposed plat are also zoned R-1 Residential. Lands west of Bradner Road are zoned R-2. The underlying property of the proposed plat lies within an agricultural area and directly east of an urban infill area as designated by the Wood County Land Use Plan.

ATTACHMENTS

- 2 -A. Location Map
- 2- B. Plat Map
- 2 C. Engineers' letter

STAFF ANALYSIS

This plat consists of re-platting the existing lots 17 & 18 in the Freedom Estates Subdivision into one new lot of record. The reason for this proposal as stated by the engineer for the plat is that the owners of Lots 17 & 18 have a potential buyer and this buyer needs the lots combined.

The lots are part of the current Freedom Estates Subdivision. This plat was granted final approval in 2004. In the intervening years, the original plat owners went bankrupt and the plat went into receivership. It was then purchased and the new owners have made changes to what was originally approved including re-platting of the original Outlot A into one new subdivision.

The lots in question have all necessary utilities installed and meet Lake Township's minimum zoning regulations.

Upon a closer review of the plat, both the Wood County Planning Commission Office and the Lake Township Zoning Inspector have noticed an existing 10 foot drainage easement that currently splits the two lots down the middle. Given that this is a ten foot easement, it cannot, as it now exists, be built over or crossed. The applicant will need to explain the plan for this easement.

Another item brought up by the Lake Township Zoning Inspector is the issue of the name of the replat. It is his opinion that in order for the plat to be correct, it needs to be titled "Replat of Lots 17 & 18 In Freedom Estates **Plat One**". His reasoning being that it makes it difficult for future title searches when someone goes to find out what has happened to Lots 17 & 18. This has not been done in the Director's tenure, and whether or not it is necessary will need to be decided by the Commission.

Lastly, the review by the Wood County Engineers Office has revealed several errors and deficiencies. A letter and checklist outlining these errors is attached to this mailing. Also, a petition to place the infrastructure of the plat under maintenance has not been provided with this plat, and will need to be submitted before the Engineers Office signs off on the plat for recording.

STAFF RECOMMENDATION:

Given the items listed above, the Planning Commission Staff recommends to the Planning Commission that the Commission consider all of the errors found by the Engineers Office before making a decision as to whether or not to grant final approval to the plat as presented.

ITEM # 3: ZONING – MIDDLETON TOWNSHIP

APPLICANT

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

PROPOSAL

Middleton Township has submitted new language to add to their supplemental requirements for accessory buildings. Said language would require any accessory structure over 200 sq. ft. to have a zoning permit and meet the building requirements set forth in the Ohio Building Code.

ATTACHMENTS

3-B: Proposed amendment

STAFF ANALYSIS

This amendment will give the township more control in regulating the construction and placement of accessory buildings in the Township. This in turn will add a level of safety to the owner of the structures and those that neighbor the structure by taking steps to make sure that these structures are built and located properly.

STAFF RECOMMENDATION

As noted above, this new language will work to help the township improve health and safety, it is the Recommendation of the Wood County Planning Staff the Planning Commission approve the request.

