

**Wood County Planning Commission**  
**January 5, 2016 @ 5:30pm**

The Wood County Planning Commission met in regular session on Tuesday, January 5, 2016 at the County Office Building in Bowling Green. Planning Commission staff in attendance was David Steiner and Katie Baltz. 2 guests were in attendance

Chairman Black called the meeting to order.

**Roll Call**

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

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

Mr. Brossia entered at 5:31 PM.

**New Business**

Mr. Steiner stated that the Lake Township agenda item had been pulled from the agenda by the applicant.

**SUBDIVISION - MIDDLETON TOWNSHIP**

Feller Finch & Associates had submitted a revised preliminary plat entitled "The Village at River Bend Lakes" for preliminary approval (said plat had been renamed "The Village at River Bend").

Mr. Steiner stated that the residential subdivision consisted of two hundred and twenty six (226) single family lots and sixty seven (67) two family lots. Mr. Steiner stated that the primary reason the applicant had redesigned the plat was to adjust some of the lots to meet Middleton Township's zoning minimums and to address an existing ditch on the property.

Mr. Steiner stated that the plat was part of the larger River Bend development located off River Road in River Tracts 54 and 55 of Middleton Township.

Mr. Steiner stated that the underlying plat was zoned R-3 Residential, lands to the east, south and west were zoned R-3 and lands to the north were located in the City of Perrysburg and were zoned R-1 Residential. Mr. Steiner noted that land use in the area was primarily residential, and the Comprehensive Land Use Plan had designated the area as being in an urban – small town expansion area. Mr. Steiner stated that there were no floodplains or wetlands located on the plat and all utilities were available to the plat.

Mr. Steiner stated that the applicants had requested a “blanket” approval for their preliminary plat which was allowed under the Subdivision Regulations. Mr. Steiner noted that streets and lots as shown on the plat were subject to change, but the ditch design and layout and the lot sizes and frontage were still “locked” in place. Mr. Steiner stated that it was recommended that the lots bordering Saddlebrook not be reduced in size or frontage as the size of these lots were agreed upon to address the issues of the type of lots bordering Saddlebrook.

Mr. Steiner stated that any final plat in this subdivision would need to have a traffic study done before final approval would even be considered. Mr. Steiner noted that another item that needed strong consideration was the connectivity and traffic flow between the plats.

Mr. Steiner stated that giving a “blanket” preliminary approval and giving the applicant the license to carve out final plats as they see fit was not prohibited. Mr. Steiner stated that the Planning Commission Staff recommended approval of this item with the conditions that the items listed for consideration were addressed and the items identified by the Engineer’s Office be corrected.

Mr. Black asked if Plat 1 was a final plat and what was its name. Mr. Steiner stated that Plat 1 was a final plat and it was called The Village at Riverbend.

The applicants Engineer, Mr. Greg Feller, Feller Finch and Associates stated that Plat 1 was titled the Village at Riverbend.

Jeff Ford, Middleton Township Zoning Inspector, stated that some of the lots did not meet the zoning requirements.

Mr. Feller stated that he thought all lots were in compliance, and stated that these lots could be corrected. Mr. Feller stated that the initial thought when this plat was created was to fill in the ditch. Mr. Feller stated that since becoming involved, he had advised his client that the ditch couldn’t be filled in and to work around it. Mr. Feller stated that Plat 1 had been designed around the ditch as it existed.

Mr. Feller stated that the layout would be locked into place and that the blanket aspect would be to not specify which lots would be tied to which plat, based on market trends. Mr. Feller stated that the intent was to develop the western half of the subdivision next, starting south of Plat 1 and working down.

Mr. Black stated that the Wood County Planning Commission would expect that the western portion be completed first due to connectivity concerns.

Mr. Brossia asked why the lots weren’t broken into separate plats. Mr. Feller stated that his client, Mr. McCarthy wanted to have the flexibility on how much to build. Mr. Brossia asked if half a street would be built and why. Mr. Feller stated that only half a street would be put in if necessary depending on the market.

Mr. Alexander asked what this plat would be called. Mr. Feller stated that this plat would still be the Village at River Bend and as plats were broken out they would be plat 2, plat 3, and so on.

Mr. Steiner stated that the traffic study would be required before any final plats would be considered.

Mr. Brossia asked if building half a road would be a problem for firefighters. Mr. Black stated that the connectivity is a concern and wanted Planning Commission members' opinions. Mr. Alexander stated that there was still confusion regarding the names of the plat and concern with connectivity.

Following a lengthy discussion regarding connectivity, Mr. Black stated that a compromise could be considered to allow Silver Pine Court to be built and then to require the connection to be made at Waterville Drive following the completion of Silver Pine Court. Mr. Black stated that Mr. Feller needed to consult with his client.

Mr. Alexander made a motion to table the item, Ms. Thompson seconded the motion, following a brief discussion, commission members responded in full support.

#### **SUBDIVISION - LAKE TOWNSHIP**

Item pulled from the agenda by the applicant.

#### **ZONING - MIDDLETON TOWNSHIP**

Mr. Steiner stated that Middleton Township had submitted new language to add to their supplemental zoning requirements for accessory buildings. Mr. Steiner stated that the language would require any accessory structure over 200 square feet to have a zoning permit and meet the building requirements set forth in the Ohio Building Code.

Ms. Thompson made a motion to recommend that Middleton Township approve the change to the zoning resolution, Mr. Alexander seconded the motion, commission members responded in full support.

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

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

Mr. Steiner stated that the staff activities would be reviewed at the next meeting.

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

Mr. Steiner stated that the staff had been very busy preparing for interviews with the consultant for the land use plan update. Ms. Baltz passed out questions for Planning Commission members to answer and requested that members complete them and attend the interview with the consultant if possible.

Mr. Steiner stated that the Planning Commission would give the Consultants a tour of Wood County and would be meeting with various department heads and stakeholders to hold interviews, and would be holding the first public meeting on February 10<sup>th</sup>, 2016.

**CHAIRMAN'S TIME**

Mr. Allion stated that the nominating committee had asked Mr. Black to serve as Chairman for another year, and asked if anybody would like to volunteer to serve as vice-chairman. Following a brief discussion Mr. Huber volunteered to serve as Vice-Chairman for 2016 or until an individual volunteered to hold the position. Mr. Alexander made a motion to close the nominations, Ms. Schuerman seconded the motion, Mr. Black stated that Ms. Baltz would be the Secretary, Commission members voted in full support of all nominations.

There being no further items of business, Mr. Huber made a motion to adjourn the January 5 , 2016 Planning Commission Meeting. Mr. Alexander seconded the motion, Commission members responded in full support, meeting adjourned.

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