

Wood County Planning Commission
March 1, 2016 @ 5:30pm

The Wood County Planning Commission met in regular session on Tuesday, March 1, 2016 at the County Office Building in Bowling Green. Planning Commission staff in attendance was David Steiner and Katie Baltz. 4 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-Absent, 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 February 2016 Planning Commission meeting minutes. Mr. Allion seconded the motion and Commission members responded in full support.

Unfinished Business

SUBDIVISION – MIDDLETON TOWNSHIP

Mr. Steiner stated that Mr. Greg Feller and Mr. Brian McCarthy were present to re-visit the unfinished review and approval of the preliminary plat entitled the Village at Riverbend in Middleton Township

Mr. Feller stated that the Village at River Bend Lakes had received preliminary approval in January of 2015 and had since been renamed the Village at Riverbend. Mr. Feller stated that construction plans for plat 1 were prepared in March 2015, that the Planning Commission had given conditional final approval for Plat 1 in November 2015, and after modifications the mylar for plat 1 would now be ready to be signed and recorded.

Mr. Feller stated that the plat that was originally approved had contained 305 lots on over 13 plats and contained single family lots on the west side, and the east side of the development contained two-family lots.

Mr. Feller showed that the revised plat was renamed the Village at Riverbend rather than the Village at River Bend Lakes in order to make a separation from the River Bend Lakes Subdivision next door. Mr. Feller stated that the revised plat contained 293 lots, a loss of 12 lots, and contained the same connection points and still contained single family and two-family lots.

Mr. Feller stated that the lots and cul de sacs were modified on the west side of the subdivision to accommodate an existing ditch. Mr. Feller noted that the plat designations were removed in order to allow for change, if necessary.

Mr. Feller showed an image of the original plat over-layed with an image of the new plat to illustrate the differences between the two plats.

Mr. Kuhlman entered the meeting at 5:39PM.

Mr. Black stated that when a plat application is made, the owner designates that an Engineer is speaking on their behalf.

Mr. Allion stated that the Planning Commission would much rather have an entire cul de sac put in place rather than half of a road. Mr. McCarthy stated that he could commit to installing entire cul de sacs.

Mr. Feller stated that the intention would be to make the connection to Waterville Drive when the Gray Birch Court Cul de sac is constructed.

Mr. Alexander stated that the preliminary plat that was submitted appeared to meet the County Engineer's requirements, the Townships zoning requirements and the Planning Commission subdivision regulations requirements. Mr. Alexander noted that the issue of connectivity was on the Planning Commission's mind and was shown on the preliminary plan and would be much more important when future plats were submitted, in addition to the requirement of a traffic study and entire cul de sacs being built.

Mr. Black asked Mr. Feller if he had stated that Mr. McCarthy would develop the entire west side and then the east side. Mr. Feller confirmed that he had stated that. Mr. McCarthy stated that the west side of the subdivision would be single family homes which were a different product than the east side of the subdivision, which were going to be two-family homes. Mr. Feller stated that he should have consulted with Mr. McCarthy before making that statement, since he was looking at it from an Engineering perspective rather than the business-product perspective.

Mr. Black asked Mr. McCarthy if he could foresee developing the eastern half of the subdivision before making the connection with Waterville Drive on the western half of the subdivision. Mr. McCarthy stated that his hope was to develop Silver Pine on the West half next.

Mr. Huber asked why the Planning Commission was so intent on creating the new connectivity. Mr. Steiner stated that it was added to the Subdivision Regulations was for public safety purposes, for EMS and firetrucks. Mr. Huber stated that he had a problem with telling a developer how to develop his land, and would like to see a natural progression in a logical, orderly fashion to get the intended result.

Mr. Alexander stated that the dialogue of connection will be had with Plat Two.

Ms. Penny Getz, Middleton Township trustee asked if the Roachton Road Entrance could be used for construction equipment, rather than cutting through the neighboring subdivision, River Bend.

Mr. McCarthy stated that he would be the only builder in this subdivision and try to be neighborly, and would be instructed to only use the Roachton Road entrance.

There being no further discussion, Mr. Alexander made a motion to approve the preliminary plat entitled the Village at Riverbend in Middleton Township with the reminder that a traffic study will be required with plat two, that the issue of connectivity is of great interest to the Planning Commission and that when Silver Pine Court is developed in Plat two that it will be a full cul de sac. Mr. Kuhlman seconded the motion, Commission member responded with a vote of 7 in favor, none opposed, Mr. Huber abstained.

DIRECTOR'S TIME

Staff Activities Report

Mr. Steiner stated that staff activities would be reviewed in April, and that the staff was busy with the annual enterprise zone and tax abatement reports.

Mr. Steiner stated to the Commission that public turnout for the first land use plan update meeting had been more substantial than he had anticipated. The consultant would be compiling the information gathered at this meeting for review.

Mr. Steiner stated that the Toledo Fair Housing Center would be completing an Analysis of Impediments study in order to meet CDBG program requirements.

Mr. Black asked how the Planning Commission's workload was. Mr. Steiner stated that the office staff was very busy and could use some help. Mr. Black asked how the Planning Commission should proceed with asking for help. Mr. Kuhlman suggested that the Planning Commission send a proposal to the County Administrator stating the amount of time that would be needed and it could be reviewed by the Commissioners. Mr. Lahote stated that it would need to demonstrate an ongoing need, and not a temporary problem. Mr. Kuhlman stated that the Commissioners had stated that if the workload had changed that the issue could be revisited.

CHAIRMAN'S TIME

There being no further items of business, Ms. Schuerman made a motion to adjourn the March 1, 2016 Planning Commission Meeting. Ms. Thompson seconded the motion, Commission members responded in full support, meeting adjourned.