



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

The Wood County Planning Commission will meet in regular session on Tuesday, April 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 MARCH 2016 MEETING MINUTES

UNFINISHED BUSINESS

NEW BUSINESS

ZONING – LAKE TOWNSHIP

A request to rezone one parcel of land from a B-1 neighborhood business zoning classification to an A-1 agriculture zoning classification has been submitted to Lake Township by a Mr. Kenneth Reitz. The parcel is approximately 5.6 acres in size and is located in Section 30 of Lake Township. The parcel is located on the east side of Tracy Road, approximately 650 feet south of the Ohio Turnpike/I-80, and approximately 1 mile north of Hanley Road.

The reason for the requested zoning change as stated on the rezoning application is that the applicants would like the ability to construct a single family home on the property.

PUBLIC FORUM

DIRECTOR'S TIME

Staff activities for February and March 2016 will be reviewed.

Director will review a compilation of zoning/subdivision fees for surrounding areas

CHAIRMAN'S TIME/COMMISSION MEMBERS' TIME

ADJOURNMENT

Please make plans to attend

ZONING – LAKE TOWNSHIP

APPLICANT(S)

Kenneth Reitz
7220 Welling Road
Perrysburg, OH 43551

PROPOSAL

Applicants wish to rezone one parcel of land from a B-1 Neighborhood Business Zoning Classification to an A-1 Agricultural Zoning Classification. The parcel is 5.6 acres in size. The reason for the zoning change as stated on the application is to allow for the construction of a single family dwelling under the A-1 Agricultural Zoning Classification.

LOCATION

The property being rezoned consists of 5.6 acres of land in Section 30 of Lake Township. More specifically, the land is located on the east side of Tracy Road, approximately 650 feet south of the Ohio Turnpike/I-80 and approximately 1 mile north of Hanley Road.

LAND USE AND ZONING

The property is currently zoned B-1 Neighborhood Business. The property was re-zoned from A-1 to B-1 in 1972 in order to provide a central business location for a communications and security business. Since the re-zoning, the parcel has been split. Lands to the east, west and south of the property are all zoned A-1 Agricultural. Approximately 1.8 acres of land directly to the North of the parcel will still be zoned B-1 Neighborhood business, where there is a small landscaping business. There is land zoned Industrial located to the North of the Ohio Turnpike.

The Wood County Comprehensive Land Use Plan has designated the area where the parcel is located at as an Urban/Small Town Expansion area. The property does have land designated as 100 year floodplain (A Zone) located on the property. There are no wetlands on the property. Public utilities are not available to this property.

ATTACHMENTS

1-A. - Location and Zoning Map

STAFF ANALYSIS

The applicant's proposal is to rezone 5.6 acres of land from a B-1 Neighborhood Business Zoning Classification to an A-1 Agricultural Zoning Classification. The applicant desires the ability to construct a single family dwelling on the property.

Currently the parcel is surrounded by land zoned A-1 Agricultural to the east, west and south. The parcel directly to the north will retain the B-1 zoning classification. The land located north of the Ohio Turnpike is zoned Industrial.

The Wood County Land Use Plan has the parcel designated as an Urban/Small Town Expansion area. There is floodplain on the property and a flood development permit would need to be completed before any structures are built. There are no wetlands on the parcel and public utilities are not available to this property.

STAFF RECOMMENDATION

Given the parcel's location near other agriculturally zoned land, other residences being located nearby, and the limited opportunities available to this parcel due to floodplain and lack of public utilities, an A-1 Agricultural land use is a fitting use of the land.

Given the above factors, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission recommend to Lake Township that the Township approve this request.