



**WOOD COUNTY PLANNING COMMISSION
AGENDA
MARCH 1ST, 2016 at 5:30 PM**

The Wood County Planning Commission will meet in regular session on Tuesday, March 1st, 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 JANUARY 2016 MEETING MINUTES

UNFINISHED BUSINESS

SUBDIVISION – MIDDLETON TOWNSHIP

A preliminary plat entitled The Village at River Bend had been submitted for preliminary approval at the January 5th, 2016 Planning Commission meeting. The preliminary plat was a redesigned version of the Village at Riverbend Lakes plat that was granted preliminary approval at the January 2015 Planning Commission meeting. This plat was tabled at the January 5th meeting pending more information from the applicant regarding street connectivity within the plat as well as clarification of the official name of the plat. The applicant has chosen to return to the Commission with the same proposal and explain the concerns raised at the January meeting.

NEW BUSINESS

PUBLIC FORUM

DIRECTOR'S TIME

Staff activities for February 2016 will be reviewed.

Director will provide update on the Land Use Plan

CHAIRMAN'S TIME/COMMISSION MEMBERS' TIME

ADJOURNMENT

Please plan to attend!

UNFINISHED BUSINESS – SUBDIVISION – MIDDLETON TOWNSHIP

A preliminary plat entitled The Village at River Bend had been submitted for preliminary approval at the January 5th, 2016 Planning Commission meeting. At this meeting, the Planning Commission voted to table the item until such time that the applicant(s) could demonstrate the interconnectivity of the streets within the plat, as well as clarification regarding the name of the proposed plat.

For the upcoming meeting, the applicant(s) are resubmitting what was originally presented at the January 2016 meeting. In conversations with the applicants, it is the understanding of the Director that the applicant(s) will try to better explain their intent in regards to the plat.

The following is pulled directly from the Wood County Subdivision Regulations, effective 8/6/2014:

5.05 Street Connectivity

New street systems shall be designed to provide both internal and external connectivity. A better connected street network can improve emergency vehicle response times and can generally reduce trip lengths for vehicles, pedestrians and bicyclists. A single development or phase thereof, must have more than one access point to an existing thoroughfare - unless it can be demonstrated that such multiple access points are not feasible, or are otherwise impractical, due to existing development and vehicular circulation patterns. Further, all new street systems shall include fully improved "stub" streets within a dedicated right-of-way. Such stub streets shall connect to at least two surrounding properties, unless such adjacent properties are already developed, or are determined to be unlikely to be developed in the opinion of the Planning Commission.