



WOOD COUNTY PLANNING COMMISSION
AMENDED AGENDA
JULY 5th, 2016 at 5:30 PM

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

UNFINISHED BUSINESS

NEW BUSINESS

WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT

Staff activities for May and June 2016 will be reviewed.

ZONING PERRYSBURG TOWNSHIP

Daniel and Lisa Rutkowski have submitted an application to rezone two (2) parcels of land containing approximately 2.904 acres of land in Section 34 of Perrysburg Township from an A-1 Agricultural zoning classification to an R-2 Suburban Residential zoning classification. Applicants have stated that they wish to combine the two parcels of land and then re-split said parcel into two (2) new lots. The open lot will have a pole barn constructed on it.

The subject parcels are located in Section 34 of Perrysburg Township on the east side of Wyandot Place and the Glenwood Addition. I-75 abuts the property to the east and State Route 795 is located to the south.

ZONING MIDDLETON TOWNSHIP

Pamela Addy has submitted an application to rezone a 3.99 acre parcel of land in Section 24 of Middleton Township from an A-1 Agricultural zoning classification to an M-1 Light Industrial zoning classification. Applicants have stated that they wish to construct 40 self-storage units on the property.

The subject parcel is located on the South side of Roachton Road, approximately 1,900 feet west of the intersection of Roachton and Fort Meigs Road. The Hawthorne Subdivision is located to the north of the parcel across Roachton Road.

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JULY 5TH, 2016 PLANNING COMMISSION MEETING

PUBLIC FORUM

DIRECTOR'S TIME

Land Use Plan

CHAIRMAN'S TIME/COMMISSION MEMBERS' TIME

ADJOURNMENT

Please make plans to attend!

ITEM # 1: ZONING – PERRYSBURG TOWNSHIP

APPLICANT(S)

Daniel and Lisa Rutkowski
9980 Wyandot Place
Perrysburg, OH 43551

PROPOSAL

Applicants have submitted an application to rezone two (2) parcels of land containing approximately 2.904 acres of land in Section 34 of Perrysburg Township from an A-1 Agricultural zoning classification to an R-2 Suburban Residential zoning classification. Applicants have stated that they wish to combine the two parcels of land and then split said parcel into two (2) new lots. The open lot will have a pole barn constructed on it.

LOCATION

The subject parcels are located in Section 34 of Perrysburg Township on the east side of Wyandot Place and the Glenwood Addition. I-75 abuts the property to the east and State Route 795 is located to the south.

LAND USE AND ZONING

The parcels are currently zoned A-1 Agricultural. Lands to the west are zoned R-2 Suburban Residential District, and lands to the north are zoned PUDR. Land use in the area is residential, and water and sewer facilities are available to the parcel. There are no floodplains or wetlands located on the property, and the Wood County Land Use Plan has the area where the parcel is located at as being in an urban infill area.

ATTACHMENTS

- 1-A. - Location Map
- 1-B. - Survey map

STAFF ANALYSIS

This request will allow the applicants the ability to combine and re-split their property at smaller frontage and lot area requirements than they would have the ability to do on a parcel zoned A-1. Land use in the area is compatible with this request. All surrounding parcels have similar zoning and/or allowable densities.

STAFF RECOMMENDATION

As noted above, an R-2 Suburban Residential zoning classification would fit in with the surrounding zoning and land uses. Given, this, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission recommend to Perrysburg that the Township approve this request.

ITEM # 2: ZONING – MIDDLETON TOWNSHIP

APPLICANTS

Dombey and Hart
Attn: James Hart
110 W 2nd Street
Perrysburg, OH 43551

Pamela Addy
13870 Roachton Road
Perrysburg, OH 43551

PROPOSAL

Applicants have submitted an application to rezone a 3.99 acre parcel of land in Section 24 of Middleton Township from an A-1 Agricultural zoning classification to an M-1 Light Industrial zoning classification. Applicants have stated that they wish to construct 40 self-storage units on the property.

LOCATION

The subject parcel is located in Section 24 of Middleton Township. More specifically, it is located on the south side of Roachton Road, approximately 1,900 feet west of the intersection of Roachton and Fort Meigs Road. The Hawthorne Subdivision is located to the north of the parcel across Roachton Road.

LAND USE AND ZONING

The parcel is currently zoned A-1 Agricultural. It is surrounded by the City of Perrysburg. The City has the lands to the west, south and east zoned R-4 Single Family Residential. Lands to the north are also in the City of Perrysburg and are zoned R-3 Single Family Residential. The Wood County Land Use Plan has the area where the parcel is located at as being in an urban – small town expansion area.

ATTACHMENT

2-A: Location and Zoning Map

STAFF ANALYSIS

As per the application, the applicants have stated that their desire to rezone their parcel from an A-1 Agricultural Zoning Classification to and M-1 Light Industrial Zoning Classification is so that they can construct self-storage units on the existing property. Currently the property is zoned A-1 Agricultural, and to be allowed to construct and operate a self-storage operation on the property, the parcel needs to be, at a minimum, zoned M-1 Industrial.

The subject property is surrounded by the City of Perrysburg. The zoning and land uses in the City's areas are primarily medium density single family residential uses. The Wood County Land Use Plan has designated the area where the parcel is located at as being in an urban – small town expansion area. There are no environmental constraints on the property, and water and sewer services are available, however it appears that the subject parcel continues to operate on a well and septic system. Utilization of these services would more than likely require annexation to the City of Perrysburg.

By a quick review of the subject parcel's location, surrounding zoning classifications and land uses, it is very clear that there is a spot zone situation occurring with this parcel. It is currently being used as a horse farm, and its A-1 Agricultural zoning classification is currently a spot zone. An M-1 Industrial zoning designation would not only continue the spot zone situation, but would also add a more intense zoning designation to the parcel. As is always the case, if the parcel were to be rezoned to an M-1 industrial zoning classification, any permitted use in an M-1 district would be allowable on the parcel. In regards to the current horse farm, if the parcel were to be rezoned, it would be able to continue as a legal non-conforming use.

STAFF RECOMMENDATION

As noted above, this parcel is in a unique situation. First off, it is a parcel in Middleton Township surrounded by parcels in the City of Perrysburg. Secondly, the parcel exists as a spot zone parcel surrounded by parcels with different zoning classifications.

The core question that needs to be considered with this request is whether continuing an existing spot zone and replacing it with a more intense zoning classification would be a wise land use decision. As the parcel exists now with an A-1 Agricultural zoning classification, the permitted uses available to this parcel are limited to agricultural and residential uses. The same parcel with an M-1 Industrial zoning classification adds a host of more permitted uses, all more intensive than the ones found in an A-1 Agricultural zoning classification. Lastly, it is imperative to realize that if this parcel were to become rezoned to M-1 Industrial, any uses permitted in an M-1 Industrial district would be permitted. There is no guarantee that the proposed end use of self-storage units would be constructed.

Given the spot zone issue, the request for a more intense zoning classification, the subject parcel being surrounded by residential uses in the City of Perrysburg, and potential annexation issues if the parcel were to utilize the public utilities, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission recommend to Middleton Township that the Township deny this request.