

**WOOD COUNTY PLANNING COMMISSION
AGENDA
JUNE 7th, 2016 at 5:30 PM**

The Wood County Planning Commission will meet in regular session on Tuesday, June 7th, 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 APRIL 2016 MEETING MINUTES

UNFINISHED BUSINESS

NEW BUSINESS

SUBDIVISION – MIDDLETON TOWNSHIP

Midland Agency and ESA Engineers has submitted a plat entitled "Saddlebrook Plat Seventeen" for final plat approval. The plat consists of fourteen (14) single family lots and covers approximately 5.1 acres of land in Middleton Township. This plat is the seventeenth phase of development in the existing Saddlebrook Subdivision.

SUBDIVISION VARIANCE REQUEST

A Mr. Kurfess is requesting a variance from the Wood County Subdivision Rules and Regulations. The purpose of the variance request is that the applicants wish to create an additional parcel along the frontage of an existing parcel in Section 35 of Perrysburg Township. Creating said split to comply with the Wood County Subdivision Rules and Regulations leaves the applicants with approximately fifteen (15) feet of access to the thirty five (35) acres of farmland behind the proposed parcel split. Applicants have to seek a variance from the Planning Commission since the parcel(s) in question are located in the unzoned portion of Perrysburg. In these areas, the Subdivision Rules and Regulations govern items like minimum lot frontage and parcel size.

AGENDA CONTINUED

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JUNE 7TH 2016 PLANNING COMMISSION MEETING

ZONING – PERRYSBURG TOWNSHIP

A Mr. Mark Rich has submitted an application to rezone approximately 2.27 acres of land along Simmons Road in River Tract 72 of Perrysburg Township. The purpose of this request is to allow said owner to split off three new parcels of land that meet that still meet the frontage requirements in an R-3 District.

DISCUSSION AND SELECTION OF FY16 CDBG APPLICATIONS

The Planning Commission will review all CDBG Allocation grant applications submitted for 2016. The Planning Commission will select four (4) projects and two (2) alternates to recommend to the Commissioners for their final approval.

PUBLIC FORUM

DIRECTOR'S TIME

Director will give a brief summary of the completed Analysis of Impediments to Fair Housing Report

CHAIRMAN'S TIME/COMMISSION MEMBERS' TIME

ADJOURNMENT

Please make plans to attend!

ITEM # 1: SUBDIVISION – MIDDLETON TOWNSHIP

APPLICANT(S): Midland Agency Of NW Ohio
401 Adams Street
Toledo, OH 43604

ESA Engineers
5353 Secor Road
Toledo, OH 43623

PROPOSAL

Applicant has submitted a plat entitled "Saddlebrook Plat Seventeen" for final plat approval. The plat consists of fourteen (14) single family lots and covers approximately 5.1 acres of land. This plat is the seventeenth phase of development in the existing Saddlebrook Subdivision.

LOCATION

The plat is located in the existing Saddlebrook Subdivision. This particular phase is located in the south west portion of the subdivision. Saddlebrook Plat Fifteen borders the plat to the north, Saddlebrook Plat Nine borders the plat to the east, and lands to the west and south of the plat are undeveloped land.

LAND USE AND ZONING

The underlying plat property is zoned R-3 Residential. Lands surrounding the plat are also zoned R-3.

ATTACHMENTS

- 1 - A. Location Map
- 1 - B. Plat Map
- 1 - C. Letter from Engineer's Office

STAFF ANALYSIS

This plat is the seventeenth phase of development in the overall Saddlebrook Subdivision. This particular plat will contain the following plat improvements: sidewalks, streets with back to back paving, curbs, gutters, public water and sanitary sewer, and other utilities such as gas, electric and cable.

Fourteen (14) single family residential lots are being proposed. Lots will have access through the extension of Saddle Horn Drive and Reddington Court. All lots meet Middleton Township's minimum lot requirements for lots located in an R-3 District.

The Wood County Engineer's Office has reviewed the plat and has identified the following items as major comments:

1. The plat was not signed, sealed or dated.
2. The prior deed reference in the legal description does not match the plat.
3. The eyebrow cul-de-sac is not drawn to scale. The 65-foot radius appears not to be drawn correctly.
4. The perimeter line of the proposed plat shall be a bold heavy line.

5. The elevations of Lot 286 and Lot 288 appear to be graded towards Lot 287.

STAFF RECOMMENDATION

The plat as presented meets the Planning Commission's requirements as far as standards that the Planning Commission office reviews and is concerned with.

As shown above, the Wood County Engineer's Office has provided their list of items of concerns – major comments. If the Planning Commission were to grant this plat final approval, all of these items would need corrected prior to the plat being released for final signatures and recording.

As far as a formal recommendation, the Planning Commission Office recommends that the plat be granted final approval with the suggestion that the items that the Engineer's Office has found be strongly considered in making any kind of decision. If

ITEM #2: VARIANCE PERRYSBURG TOWNSHIP

APPLICANT(S): Todd Kurfess et. al.
9449 Reitz Road
Perrysburg, OH 43402

PROPOSAL

The applicant is requesting a variance from the Wood County Subdivision Rules and Regulations. The purpose of the variance request is that the applicants wish to create an additional parcel along the frontage of the parent parcel. Creating said split to comply with the Wood County Subdivision Rules and Regulations leaves the applicants with approximately fifteen (15) feet of access to the thirty five (35) acres of farmland behind the proposed parcel split. Applicants have to seek a variance from the Planning Commission since the parcel(s) in question are located in the unzoned portion of Perrysburg. In these areas, the Subdivision Rules and Regulations govern items like minimum lot frontage and parcel size.

LOCATION

The parcel is located in Section 34 of Perrysburg Township. More specifically, the parcel contains approximately thirty five acres of land on the south side of Reitz Road. Lime City Road is approximately 2200 feet to the west, and State Route 199 is located approximately 1700 feet to the east.

LAND USE AND ZONING

Land use at the parcel and surrounding areas is agricultural with a smattering of low density rural residential.

ATTACHMENTS

- 2-A: Location Map
- 2-B: Variance application – packet

STAFF ANALYSIS

As noted in the summary above, applicants are seeking a variance to allow a fifteen foot wide strip of frontage on the parcel they currently own. The applicants desire to create a new parcel along the frontage of the 35 acre parcel they own. After said parcel is created to the new standards in the Wood County Subdivision Rules and Regulations, there would be approximately a fifteen foot strip remaining on the parent parcel. Since all parcels being created have to meet the minimum frontage standards set forth in the Subdivision Regulations, a variance is the only way the applicants can split off a new parcel while not creating a landlocked situation with the parent parcel.

The applicant has stated on their application that they feel the remaining fifteen foot of access is sufficient for the purposes of allowing farm machinery to access the reaming farmland behind the parent parcel. Given this small amount of frontage, a better idea

may to be grant a variance on both parcels: the new parcel being created as well as for the frontage on the parent parcel. This would create additional frontage for access to the farmland behind the parent parcel, while still allowing the new parcel split to occur.

STAFF RECOMMENDATION

The parent parcel in question is one that consists of very narrow frontage with an extreme amount of depth. The surrounding parcels are similarly configured, as are several other parcels in the general area. Given this somewhat odd configuration, subdividing these lots and still maintaining minimum frontage requirements is difficult. Also factoring into the potential need for a variance is that at the Wood County Subdivision Rules and Regulations have increased the minimum frontage requirements for parcels in unzoned areas. Under the old regulations, it was possible in certain situations to allow for a thirty foot access. It also a good idea to explore all options in a variance situation. This includes adjusting the frontage requirements of both parcels involved so that access to the parent parcel remains practical.

Planning Commission staff policy has historically been to remain neutral with variance requests. The reason for the variance is detailed above, as is the technical data of the request. However, with this in mind, the Planning Commission staff feels in this situation that the Planning Commission allow the variance, but strongly consider applying a variance to the frontage to both the new parcel being split as well as the parent parcel. This would increase the width for access to the parent parcel. Since a variance would already be being granted for one parcel, adding one more to the variance would not be a huge issue.

ITEM #3: REZONING REQUEST - PERRYSBURG TOWNSHIP

APPLICANT(S): Mark Rich
23285 West State Route 51
Genoa, OH 43450

PROPOSAL:

The applicant is requesting that a 2.27 piece of an existing 7.3 acre parcel of land in River Tract 72 of Perrysburg Township be rezoned from an R-1 Residential zoning classification to an R-3 Residential zoning classification. The purpose of the request is to allow the applicant the opportunity to split off smaller residential lots off of the existing 7.3 acre parcel of land.

LOCATION:

The subject parcel consists of 7.3 acres of land in River Tract 72 of Perrysburg Township. More specifically, the parcel is located on the west side of Simmons Road, just south of the I-80 Turnpike. The Belmont Meadows Subdivision is located to the north of the parcel.

LAND USE AND ZONING:

The parcel is currently zoned R-1 Residential. Lands to the east are zoned R-1 Residential. Lands to the north and south are zoned R-2 Residential. Utilities are available to the parcel, and there are no floodplains or wetlands on the parcel. The Wood County Land Use Plan identifies the parcel as being located in an urban infill area.

ATTACHMENTS:

3-A: Location Map

STAFF ANALYSIS:

As noted above, the parcel is located in River Tract 72 of Perrysburg Township. Land use in the area is low to medium density residential. The subject parcel contains 7.3 acres. The proposal is that 2.27 of the front half of the parcel be rezoned to an R-3 Residential zoning classification. The purpose of the request is to allow the applicant to split the front part of the parcel into three new lots.

In regards to land use, utilities, and environmental conditions; the parcel is located in an area of lower to medium residential land use, and identified as an urban infill area by the Wood County Land Use Plan. Water and sewer are available to the parcel, and would need to be tapped into in order to allow for the R-3 Residential zoning to occur. Currently, Perrysburg Township requires and minimum of 75' ft. of frontage and 10,500

sq. ft. of area. As for environmental constraints, there are no floodplains or wetlands on the parcel.

STAFF RECOMMENDATION:

The proposed rezoning is compatible with the surrounding land uses, however it is slightly denser than what currently exists in the immediate area.

Taking in account that the requested zoning limits what the applicant can do with the property, the availability of water and sewer, and the surrounding land uses, the Planning Commission Staff recommends that the Planning Commission recommend to Perrysburg Township that the township approve this request.

**FY16 COMMUNITY DEVELOPMENT BLOCK GRANT
SUMMARY OF APPLICATIONS**

NUMBER OF APPLICANTS	7
TOTAL CDBG DOLLARS REQUESTED <i>(Amount requested rounded to nearest hundred dollar)</i>	\$307,800
TOTAL WOOD COUNTY DOLLARS AVAILABLE	\$185,000
\$185,000 LESS 12.4% ADMINISTRATION (\$23,000)	\$162,000

UP TO FOUR (4) PROJECTS MAY BE FUNDED WITH \$162,000 AVAILABLE FOR FUNDING.
(Average of \$40,500 per project)

APPLICANT(S)	CDBG FUNDS REQUESTED	DID CITY/VILLAGE REPRESENTATIVE ATTEND CDIS MEETING (IN 2015)
VILLAGE OF BRADNER	\$55,000	YES
VILLAGE OF HASKINS	\$32,500	YES
VILLAGE OF JERRY CITY	\$59,400	NO
VILLAGE OF NORTH BALTIMORE	\$39,200	YES
NORTHWESTERN WATER & SEWER	50,000	YES
VILLAGE OF WALBRIDGE	\$41,300	YES
VILLAGE OF WESTON	\$30,400	YES

FY 15 Projects Funded:

Bradner - \$45,000
Haskins - \$49,600
North Baltimore - \$32,900
Rossford - \$31,700

FY 15 Alternates:

Jerry City - \$46,000
Walbridge - \$14,000

PROJECT DESCRIPTIONS

VILLAGE OF BRADNER – QUALIFIED BY AN INCOME SURVEY

Replace approximately 715 linear feet of 6" water main on Main Street. Project will include installation of new 8" ductile iron waterline with new valves, the relocation of existing meter pits and two new fire hydrants.

CDBG Funds Requested	\$ 55,000
Local Contribution	\$122,107 (Local Share – 68.95%)
Total Project Cost	\$177,107

VILLAGE OF HASKINS – QUALIFIED AS AN ADA IMPROVEMENT

Install approximately 29 ADA compliant curb ramps throughout the Village of Haskins to meet current ADA standards.

CDBG Funds Requested	\$32,500
Local Contribution	\$ 3,600 (Income Tax Capital Improvement – 9.97%)
Total Project Cost	\$36,100

VILLAGE OF JERRY CITY – QUALIFIED BY CENSUS (LMI)

Resurface approximately 150 cubic yards of asphalt pavement on Dickson Street in Jerry City.

CDBG Funds Requested	\$59,400
Local Contribution	\$25,000 (local share-Street Fund – 29.62%)
Total Project Cost	\$84,400

VILLAGE OF NORTH BALTIMORE – QUALIFIED AS AN ADA IMPROVEMENT

Renovate existing restrooms at the Village Park to comply with ADA requirements – install ADA water closet, sink and other interior alterations for men and women's restrooms.

CDBG Funds Requested	\$39,200
Local Contribution	\$ 4,300 (Local Share – 9.89%)
Total Project Cost	\$43,500

NORTHWESTERN WATER & SEWER DISTRICT (NWWSD) – QUALIFIED BY LMI DIRECT BENEFIT

Grant funds will be awarded to Low-Moderate Income homeowners in Bairdstown who qualify (per HUD income limits) to pay for sewer lateral installation costs.

CDBG Funds Requested	\$50,000
Local Contribution	\$ 0 (No local share – direct benefit to homeowners)
Total Project Cost	\$50,000

VILLAGE OF WALBRIDGE – QUALIFIED AS AN ADA IMPROVEMENT

Demolish existing stairs and construct new ADA ramps, and replace door at the Village's new location of the Municipal Building and Senior Center on Main Street to make it ADA compliant.

CDBG Funds Requested	\$41,300
Local Contribution	\$ 4,590 (Local Share – 10.00%)
Total Project Cost	\$45,890

VILLAGE OF WESTON - QUALIFIED AS AN ADA IMPROVEMENT

Install approximately 16 curb ramps and/or detectable warnings to meet ADA requirements along Main Street from Taylor Street to Cherry Street in Weston.

CDBG Funds Requested	\$30,400
Local Contribution	\$10,100 (Local Share – 24.94%)
Total Project Cost	\$40,500

EXAMPLES OF FUNDING SCENARIOS

Example 1

Jerry City	59,400
Walbridge	41,300
Weston	30,400
NWSD	30,900
Total	\$162,000

Example 2

Bradner	56,300
Haskins	34,800
North Baltimore	40,300
Weston	30,600
	\$162,000

Example 3

Jerry City	59,400
Haskins	32,500
North Baltimore	39,200
Weston	30,900
Total	\$162,000

Example 4

Bradner	45,000
Walbridge	37,000
Jerry City	52,000
NWSD	28,000
	\$162,000

Example 5

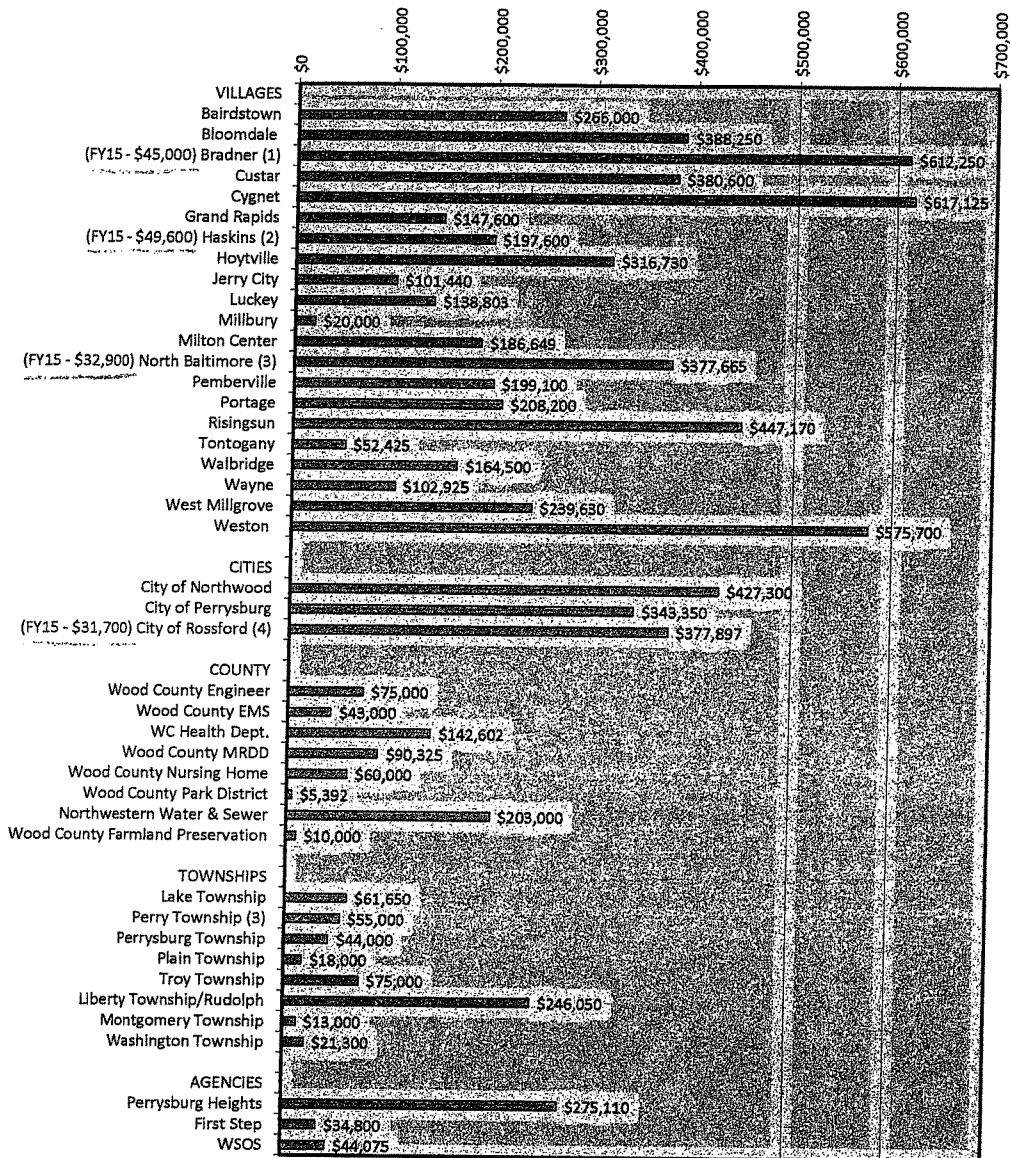
Bradner	53,000
Haskins	31,500
North Baltimore	38,200
Walbridge	39,300
	\$162,000

Example 6

Bradner	55,000
Jerry City	59,400
NWSD	47,600
	\$162,000

Note: FY15 Alternate projects were Jerry City and Walbridge.
 Most scenarios gave the communities more or less money than they requested in order to use all of our grant funds. Funding amounts can be adjusted.

Community Development Block Grant (CDBG) Distribution of Dollars FY1982 - FY2015



Does not include match dollars

- (1) \$25,000 ambulance purchase; service area includes Bloomdale, Bairdstown, Jerry City, Cygnnet, Bloom Township, and part of Perry Township.
- (2) \$36,200 ambulance purchase; service area includes Bradner, Wayne, Risingsun, West Millgrove, Montgomery Township, and Perry Township.
- (3) \$55,000 fire pumper purchase; service area includes Perry Township and West Millgrove

Other notes:

- 250 projects completed or ongoing (FY14 & FY15) program continuing in 33 years.
- CDBG's distribution to 44 local governments or agencies
- \$9,143,550 CDBG dollars received and/or encumbered (\$800,951 used for administration)