



**WOOD COUNTY PLANNING COMMISSION  
AGENDA  
AUGUST 9<sup>th</sup>, 2016 at 5:30 PM**

The Wood County Planning Commission will meet in regular session on Tuesday, August 9<sup>th</sup>, 2016 at the County Office Building in Bowling Green, Ohio. The time of this meeting is 5:30 pm. A suggested agenda follows:

**OLD BUSINESS**

**NEW BUSINESS**

Approval of the July 2016 Planning Commission Meeting Minutes.

**ZONING CENTER TOWNSHIP**

Center Township has submitted an application to amend their current zoning resolution to include language to regulate nontraditional accessory buildings

**SUBDIVISION – LAKE TOWNSHIP**

The Kapp Family Limited Partnership has submitted a three (3) lot subdivision entitled “Kapp Country Acres” for review and approval. Said plat contains three (3) lots totaling approximately 3.925 acres of land in Section 25 of Lake Township. The proposed plat is located in the NW ¼ of Section 25 of Lake Township at the southeast corner of Latcha and Bradner Roads.

**CHAIRMAN’S TIME**

**DIRECTOR’S TIME**

- Staff activities for July 2016 will be reviewed.
- Director will present a possible fee schedule for Planning Commission Office services
- A date and time will need to be established for the Director’s annual review.

**ADJOURNMENT**

*Please make plans to attend!*

ITEM # 1: ZONING – CENTER TOWNSHIP

**APPLICANT**

Center Township  
9986 Bowling Green Road East  
Bowling Green, OH 43402

**PROPOSAL**

Center Township has submitted an application to amend their current zoning resolution to include language to regulate nontraditional accessory buildings.

**ATTACHMENTS**

**1-A:** Text Amendment

**STAFF ANALYSIS**

As with several other townships as of late, Center Township has elected to add an amendment to their current zoning resolution that addresses nontraditional accessory buildings. Center Township has chosen to allow these uses with the caveat that the structures remain for a period not to exceed twelve (12) months with no renewal option, and they must meet the setbacks for the underlying zoning district.

**STAFF RECOMMENDATION**

As has always been the case with this language, the Planning Commission Staff strongly recommends to the Planning Commission to recommend to Center Township that the Township approve the language. The Staff also recommends that if the Planning Commission opts to recommend this amendment, they include in their motion the strong recommendation that if and when a permit allowing one of these structures is issued, the Township follows and strongly manages these permits. It would be easy for one of these structures to continue past the allowed twelve month period if not strictly managed.

## ITEM #2 – SUBDIVISION – LAKE TOWNSHIP

### **APPLICANT**

Kapp Family Limited Partnership  
24448 W. State Route 579  
Millbury, OH 43447

### **PROPOSAL**

Applicants have submitted a three (3) lot subdivision entitled “Kapp Country Acres” for review and approval. Said plat contains three (3) lots totaling approximately 3.925 acres of land in Section 25 of Lake Township.

### **LOCATION**

The proposed plat is located in the NW ¼ of Section 25 of Lake Township. More specifically, it is located at the southeast corner of Latcha and Bradner Roads, approximately 1,475 feet west of the Woodland Forest Subdivision.

### **LAND USE AND ZONING**

The underlying plat parcel is zoned A-1 Agricultural. Surrounding lands are also zoned A-1 Agricultural. Land use in the area is primarily agricultural and low density residential with the exception of the Woodland Forest Subdivision. In regards to utilities, there is a forced main sanitary sewer system serving the Woodland Forest Subdivision, but it cannot be tapped into. There are no floodplains or wetlands on the parcel, and the Wood County Land Use Plan has identified this area as being in Prime Farmland – Rural Countryside area.

### **ATTACHMENTS**

**2-A: Location Map**

**2-B: Plat Map**

**2-C: Letter from NWWSD on sanitary sewer situation**

### **STAFF ANALYSIS**

As stated in the agenda summary, this is a newly proposed plat located in Section 25 of Lake Township. The purpose of this subdivision is that the applicant has exceeded the amount of minor parcel splits available to them through the administrative parcel split process. Further subdividing into parcels less than five acres in size requires a platted subdivision.

The underlying plat property is currently zoned A-1 Agricultural, and the lots as proposed meet the minimum size, frontage and setback requirements for parcels zoned A-1 Agricultural in Lake Township. Applicants have dedicated right of way along Bradner and Latcha Roads to the County Commissioners, as well as creating a 20 foot drainage easement on the portions of the lots that front Latcha Road.

As far as Planning Commission Staff review of said plat, all of the Planning Commission’s requirements were met with the exception of two scrivener errors on the signature page. For the Northwest Water and Sewer District’s sign off, it should read “Executive Director” instead of President. On the Health Department’s signature block, it should read “Director” rather than Assistant Director.

Errors discovered by the Wood County Engineer’s Office have not been provided to the Planning Commission Office by the time of the mailing of this report.

The main concern regarding this plat is the issue of sanitary sewers, specifically the availability of sanitary sewer services to the proposed plat. Presently, there is a forced main system that serves the Woodland Forest subdivision. This system runs from the Village of Millbury to Woodland Forest. Per the Northwest Water and Sewer District, this system cannot be tapped into or extended. (See attached letter outlining this). This means that the proposed lots would need to have their septic needs served by an onsite treatment system (a traditional septic tank). The potential problem with this is the proposed size of the lots in the plat. The lots as presented are slightly over one acre in size. Given the size of the proposed lots, having an onsite septic system that meets the Wood County Health District's requirements may not be possible. While the lots as proposed meet underlying zoning requirements, they still have the potential not to meet the Health District's requirements. This would essentially create useless lots. From a responsible planning and platting standpoint, this creates a major obstacle.

#### **STAFF RECOMMENDATION**

Given the sanitary sewer situation, the Planning Commission Staff recommends to the Planning Commission that the Commission deny the plat unless the applicant can provide positive proof that the Health Department will allow onsite systems on the proposed lots. Said proof should consist of official correspondence from the Health District, or testimony from an employee of the District.

If these items are produced, then the Planning Commission Staff would recommend approval with the conditions that the identified scrivener errors are corrected as well as any items identified by the Wood County Engineer's Office.