



**WOOD COUNTY PLANNING COMMISSION
AGENDA
JANUARY 3rd, 2017 at 5:30 PM**

The Wood County Planning Commission will meet in regular session on Tuesday, January 3rd, 2017 at the County Office Building in Bowling Green, Ohio. The time of this meeting is 5:30 pm. A suggested agenda follows:

ROLL CALL

OLD BUSINESS

New officer appointment.

NEW BUSINESS

Approval of the December 2016 Planning Commission Meeting Minutes.

WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT

Staff activities for November and December 2016 will be reviewed.

SUBDIVISION – PERRYSBURG TOWNSHIP

A & M Green Family Limited Partnership has submitted a plat entitled "Replat of Lots 10 and 11 of Victory Place Plat 1" for review and final approval. Said plat involves the replatting of lots 10 and 11 in the existing Victory Place Subdivision located in Section 36 of Perrysburg Township. Applicants wish to further develop the subdivision and a replat is required to achieve what they intend to do.

ZONING – MIDDLETON TOWNSHIP

JJJ Family Properties, LLC et. al. have submitted an application to rezone two (2) parcels of land totaling approximately 94.93 acres of land in Section 20 of Middleton Township from an A-1 Agricultural zoning classification to an M-1 Light Industrial zoning classification. The applicants have stated that they wish to make the property more marketable for industrial and commercial end uses.

ZONING – MIDDLETON TOWNSHIP

The Middleton Township Zoning Commission has submitted two (2) text amendments to the current Middleton Township Zoning Resolution. One amendment adjusts setbacks from ditches, and one amendment sets forth requirements for alternative energy.

SUBDIVISION VARIANCE

Donald and Harley Tyson have submitted a variance request from the Wood County Subdivision Rules and Regulations. The purpose of the variance request is that the applicants wish to split the existing 40 acre parcel into three (3) parcels of land. The parcel is located on Defiance Pike in section 20 of Montgomery Township. Creating the desired splits would leave the applicants approximately 30-40 feet short of the 175 feet of road frontage required. Montgomery Township is unzoned and the Subdivision Rules and Regulations govern items like minimum lot frontage and parcel size in unzoned townships.

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PUBLIC FORUM

CHAIRMAN'S TIME/COMMISSION MEMBERS' TIME

DIRECTOR'S TIME

Update on land use plan process

Discussion of a FY15 CDBG Allocation project

ADJOURNMENT

Please make plans to attend!

ITEM # 1 – SUBDIVISION - PERRYSBURG TOWNSHIP

APPLICANT(S)

A&M Green Family Limited Partnership
1045 North Main Street, Suite 7B
Bowling Green, OH 43402

PROPOSAL

Applicants wish to further develop vacant land located in the existing Victory Place Subdivision. Said plat is currently zoned for and being used for multifamily housing. This new proposal would continue this plats use as a multifamily residential development.

LOCATION

The subject parcels are lots 10 and 11 in the existing plat of Victory Place Plat 1. The lots in question are located at the intersection of East Winner’s Circle and Triumph Lane. The subdivision of Victory Place Plat 1 is located at the northwest corner of Tracy and Ayers Roads in Section 36 of Perrysburg Township. The Argyle Forest subdivision is located to the east of the plat across Tracy Road.

LAND USE AND ZONING

The current lots are zoned R-5 Multifamily Residential. Lands to the north are located in the same development and are also zoned R-5 Residential. Land to the west is zoned A-1 Agricultural, and lands to the south are zoned R-1 Rural Residential. Lands to the east are located in Lake Township and are zoned R-2 Residential. The current Wood County Land Use Plan has the area where the plat is located at as being in an urban – small town expansion area, and an employment center. There are no identified floodplains or wetlands on this parcel.

ATTACHMENTS

- 1-A: Location Map
- 1-B: Plat Map
- 1-C: Comment Letter from Engineer

STAFF ANALYSIS

This item is a replat of two existing lots within the Victory Place Subdivision. The Victory Place Subdivision is a multifamily development located at the northwest corner of Tracy and Ayers Roads in Perrysburg Township. Said plat is also located on the Perrysburg and Lake Township boundary line.

The plat was originally a Dold Development project, and received final plat approval in 2003. In the intervening years, the plat had been partially developed. When the Dold Development Company went into bankruptcy, the A & M Green Family Limited Partnership purchased the entire plat with the exception of one parcel located on the north side of Ayers Road at the northeast corner of Ayers and South Victory road.

The plat is zoned R-5 Multifamily Residential. This is Perrysburg Township's classification for multifamily, apartment type housing, and currently, this is the type of development located on the plat. The plat is located in an urban – small town expansion area per the current Wood County Land Use Plan, and denser residential housing is the predominant land use in the immediate area. All utilities are in place, and there are no floodplains or wetlands located on the parcel.

In regards to plat specifics, the subject replat consists of a reconfiguration of Lots 10 and 11 as they currently exist into one new lot. This new lot contains approximately 4.446 acres of land, and access is available via East Winners Court to the east, and Triumph Lane to the south. Plat improvements include public water and sewer, streets and storm sewers. Temporary turnarounds are to be created and are noted on the plat, and there is an existing storm sewer easement shown on the plat that is to be vacated once plat construction commences.

In regards to plat errors, the Planning Commission Staff has identified a serious of minor scrivener errors on the signature page that will need corrected prior to plat submittal for final approval.

The Wood County Engineer's Office reviewed this plat as well, and found the same scrivener errors that the Planning Commission Staff found, as well as some other items of concern.

One item the Engineer's Office has listed as a concern is the issue of greenspace. In working with the owners of the plat, the Planning Commission Staff and the owners have decided to approach the open space issue through an escrow process. This process will entail the owners placing the cost of open space into an escrow account that will be drawn on to complete the necessary open space requirement should the owner not complete construction of it.

STAFF RECOMMENDATION

The plat is a continuation of what the original plat concept was slated for, and is compatible with the existing residential uses the area. In addition to this, the subject plat as well as the Tracy Creek development to the north comprise of the bulk of multifamily housing in Wood County's unincorporated areas. There are errors identified on the plat from both the Planning Commission Office and the Engineer's Office. The Planning Commission Staff feel that correction of these errors should definitely be part of the approval decision.

After review of the plat and plat errors and issues, the Planning Commission Staff recommends to the Planning Commission that the Commission grant final approval to the Replat of Lots 10 and 11 of Victory Place Plat 1 with the condition that all identified errors and issues be corrected prior to the plat being released for final recording.

ITEM #2 – ZONING – MIDDLETON TOWNSHIP

Applicant(s)

JJJ Family Properties LLC
J. Scott Carpenter Authorized Member
6837 NE Cubitis, Lot 70
Arcadia, FL 34266

PROPOSAL

Applicants have submitted an application to rezone approximately 94.93 acres of land in Section 20 of Middleton Township from an A-1 Agricultural zoning classification to an M-1 Light Industrial zoning classification. The applicants do not have a specific end use at this point in time; rather they desire to have the property zoned in advance in case an end user expresses interest in the parcel for industrial uses.

LOCATION

The subject property consists of two (2) separate parcels of land. Said parcels are located at the northeast corner of 582 and Mercer Road. Interstate 75 borders the parcel directly to the east, and Route 25 is approximately 1.38 miles to the west.

LAND USE AND ZONING

The parcel is currently zoned A-1 Agricultural. Lands to the east across I-75 are zoned A-1, and lands to the south, west and north are also zoned A-1. Land use in the area currently consists of agricultural and rural residential. There are no floodplains or wetlands on the parcels, and the Wood County Comprehensive Land Use Plan has designated this area as being in an Employment Center and an Urban Small Town expansion area. Utilities are currently not available to the site; however they are in the area and can be extended.

ATTACHMENTS

2-A: Location Map

STAFF ANALYSIS

This particular request involves rezoning approximately 94.93 acres of land in Section 20 of Middleton Township from an A-1 Agricultural Zoning Classification to an M-1 Industrial zoning classification. The applicants do not have a particular end use slated for these parcels; rather they wish to have them zoned in advance so that they are “shovel ready”. Shovel ready sites are enticing to potential developers because they allow the immediate use of these parcels rather than having to go through the entire rezoning process.

The parcels are located at the northeast corner of Mercer Road and 582. Interstate 75 borders the parcel to the east. The parcels are located in an area designated as an Employment Center and an Urban Small Town Expansion Area by the current land use plan. Currently utilities are not available to the parcel, but they are available along 582, not far from the parcel.

In February of 2014 the Planning Commission reviewed and recommended approval for a 160 acre parcel of land located diagonally of the subject parcel to be rezoned to M-1. The Township ultimately approved this request. The applicant's reason for the rezoning request at that time was for the same reasons the subject parcel is being rezoned.

STAFF RECOMMENDATION

The proposal is in line with what the current land use plan has designated the parcel's end use for. The proximity to the aforementioned 160 acre parcel of land that was rezoned to M-1 in 2014 further serves to make the point that the applicant's request is not unreasonable.

Given the fact that a parcel in the immediate area is zoned M-1, utilities are available, and most importantly, the parcels' location to the I-75 – 582 interchange makes this parcel a prime candidate for an M-1 zoning classification.

Given these factors, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission recommend to Middleton Township that the Township approves this rezoning request.

ITEM #3 – ZONING – MIDDLETON TOWNSHIP

APPLICANT

Middleton Township Zoning Commission
21745 N. Dixie Highway
Bowling Green, OH 43402

PROPOSAL

The Middleton Township Zoning Commission have submitted two (2) text amendments dealing with ditch setbacks and alternative energy. The Township has been dealing with an issue regarding the interpretation of the Township's existing ditch setback regulations, and this new amendment has been drafted to rectify this problem. For the alternative energy amendments, the township has drafted more detailed regulations and added a section on solar panels.

ATTACHMENTS

3-A: proposed regulations

STAFF ANALYSIS

The first text amendment involves a ditch setback provision. Recently Middleton Township has been dealing with an issue pertaining specifically to a ditch setback discrepancy. This proposed amendment states that in all zoning districts a setback of forty (40) feet from the top of the nearest bank of a drainage ditch shall be required for all structures.

The second amendment is technically a new section of the current zoning text. This section is labeled Alternative Energy Regulations. It adds more clarity and safety measures to the existing wind turbine language. It also includes an entirely new section addressing solar panels.

The revamped wind turbine regulations add language requiring all applicants to inquire with the Planning Commission Office in regards to any airport height restrictions that may be applicable, setting the maximum height of a turbine to 125 ft., as well as requiring an applicant to provide a detailed engineering report along with their application.

For the solar panel language, the Township has proposed that solar panels are allowable in all districts either attached to current primary or accessory structures on the lot, or as free standing units. For free standing units, these arrays cannot be located in a front yard and have to be setback 15 ft. from all side lot lines and 10 ft. from all rear yard lot lines. Free standing arrays cannot exceed 20 ft. in height, and for units mounted on buildings, structures, etc., they are subject to the height restrictions of structures in whatever zoning district they are located in.

STAFF RECOMMENDATION

Both of these amendments clarify and regulate zoning items that have a major impact on the township. With the continued push, trend, and interest in alternative energy, a well thought out and comprehensive section on alternative energy is needed in any zoning resolution.

In regards to the ditch setback language; as alluded to above, Middleton Township has been dealing with zoning issues related to ditch setbacks. The inclusion and more importantly the clarification the new amendment brings will go far in addressing this problem.

Given these facts, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission recommend to Middleton Township that the Township approve these amendments.