



**WOOD COUNTY PLANNING COMMISSION  
AGENDA  
February 7<sup>th</sup>, 2017 at 5:30 PM**

The Wood County Planning Commission will meet in regular session on Tuesday, February 7<sup>th</sup>, 2017 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 January 2017 Planning Commission Meeting Minutes.

**WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT**

Staff activities for January 2017 will be reviewed.

**ZONING - TROY TOWNSHIP**

Summit Properties Realty Fund 1, has submitted an application to rezone approximately 1.94 acres in Road Tract 40, Section 5 of Troy Township from an A-1 Agricultural zoning classification to a C-1 Neighborhood Commercial zoning classification. Applicants have indicated that they wish to use the parcel for a retail – commercial use.

**LAND USE PLAN**

A final version of the new land use plan will be presented to Planning Commission members for review and approval. The Commission members, if they approve of the document, will make a recommendation to the Wood County Commissioners for the Commissioners to approve the plan.

**CHAIRMAN'S TIME**

**DIRECTOR'S TIME**

**ADJOURNMENT**

*Please make plans to attend!*

## **AGENDA REPORT**

### **ITEM # 1 – ZONING TROY TOWNSHIP**

#### **APPLICANT(S)**

Summit Properties Realty Fund 1 LLC  
835 Central Avenue, Suite 200  
Hot Springs, AR 71901

#### **PROPOSAL**

Summit Properties Realty Fund 1, has submitted an application to rezone approximately 1.94 acres in Road Tract 40, Section 5 of Troy Township from an A-1 Agricultural zoning classification to a C-1 Neighborhood Commercial zoning classification. Applicants have indicated that they wish to use the parcel for a retail – commercial use.

#### **LOCATION:**

The parcel is located in Road Tract 40 of Troy Township in the unincorporated village of Stony Ridge. State Route 163 (Genoa Road) is located approximately 700' ft. to the east of the parcel, and Stony Ridge Road is approximately 2,430' ft. west of the parcel. The subject parcel has yet to be split, however the applicants intend to split said lot if the zoning change is approved. Applicants also have a survey and legal description prepared for the split.

#### **LAND USE AND ZONING:**

The lot is currently zoned A-1 Agricultural. Lands to the north and west are also zoned A-1 Agricultural. Lands to the east and south are zoned R-1 Residential. Land use in the area currently consists of a mix of residential and commercial. The Wood County Land Use Plan has classified this parcel as being in an Employment Center. Sanitary sewer is available to the parcel, but currently public water isn't. In regards to environmental constraints, there are no floodplains on the parcel. In regards to wetlands, there are none identified, but further investigation may need to occur in order to assure that there are no wetlands.

#### **ATTACHMENTS:**

1-A: Location Maps

#### **STAFF ANALYSIS:**

The parcel is located in Road Tract 40 of Troy Township in the unincorporated village of Stony Ridge. State Route 163 (Genoa Road) is located approximately 700' ft. to the east of the parcel, and Stony Ridge Road is approximately 2,430' ft. west of the parcel. The subject parcel has yet to be split, however the applicants intend to split said lot if the zoning change is approved. Applicants also have a survey and legal description prepared for the split.

The lot is currently zoned A-1 Agricultural. Lands to the north and west are also zoned A-1 Agricultural. Lands to the east and south are zoned R-1 Residential. Land use in the area currently consists of a mix of residential and commercial. The Wood County Land Use Plan has classified this parcel as being in an Employment Center. Sanitary sewer is available to the parcel, but currently public water isn't. In regards to environmental constraints, there are no floodplains on the parcel. In regards to wetlands, there are none identified, but further investigation may need to occur in order to assure that there are no wetlands.

Upon researching this amendment request, the primary concern the Planning Commission Staff has decided the most important issue with this request is the issue of ingress and egress. Route 20 is a heavily traveled route, and several curb cuts onto Route 20 already exist in the immediate area. In addition to these existing curb cuts, visibility is also a concern. The parcel is located near a naturally occurring high spot on Route 20. Said knoll – high spot makes visibility difficult. In conversations with ODOT, their access management specialist informed the Planning Commission Staff that unless the applicants wish to utilize an existing curb cut for access, they will need to obtain a curb cut permit from ODOT. Additionally, ODOT stated that given the location and existing topography as well as the existing curb cuts, getting an access permit presents a challenge. There is also the potential in the future of ODOT adding another lane to Route 20 that would run past the subject parcel.

An additional concern that the Planning Commission Staff has is in regard to traffic flow. While a B-1 use by nature does not create an extremely intense and heavy amount of traffic, traffic patterns in the immediate area will be altered. Additionally, if the end use is of the nature were delivery truck traffic is utilized, and additional level of concern is added.

Another item to keep in mind is what the parcel could be used for if it were to become rezoned C-1. The proposed end use stated on the application isn't set in stone. The Planning Commission must consider all of the possible end uses that would be permitted on the parcel if it were to be rezoned to C-1.

Lastly, the Planning Commission is only making a recommendation to Troy Township. The township has the ultimate decision as to whether or not to rezone the property.

#### **STAFF RECOMMENDATION:**

As can be seen in the analysis above, the main item that needs detailed discussion is the issue of ingress and egress. The issues concerning ingress and egress include the amount of existing curb cuts near the parcel on both sides of Route 20, the issue of visibility due to the existing "high spot" to the east of the subject parcel, ODOT's concerns over issuing a curb cut permit, and the potential problems with traffic flow that a C-1 use might generate on an already heavily traveled route.

It is the recommendation of the Planning Commission Staff that the Commission members recommend denial of this request, or table the item until the applicants can provide the Commission with adequate information addressing the ingress and egress issues.

## ITEM #2 – LAND USE PLAN

**Proposal:** The final draft of the Land Use Plan has been drafted and submitted for Planning Commission approval. If the Commission feels the plan is comprehensive and addresses the needs they feel are important to the county, and if the plan meets their expectations, then the Commission will make a motion to recommend to the Wood County Commissioners that the Commissioners approve the plan.

**Attachments:** 2-A Draft copy of land use plan

**Staff analysis:** After a yearlong process of drafting this plan, the Planning Commission Staff can safely say that a considerable amount of effort and detail went into producing this document. The steering committee did an excellent job, and the best effort was made in order to have a steering committee comprised of several different agencies and representatives of different levels of government. Interviews with individuals, private industries, governmental bodies, and County Departments were conducted, sometimes twice. This was done to build a broad base of concerns, and insight into what all of these organizations had in regards to land use policies and issues in Wood County. This created a base to work with.

Two public open houses were held as well as online and paper surveys to allow the public to view and comment on the plan. Unfortunately, despite the heavy marketing on behalf of the Planning Commission Staff, attendance at the two open houses was low. The first open house attracted primarily other governmental bodies and the press. Attendance at the second open house in December was even more dismal with only two individuals attending. Even with the low public input and turnout, the Staff can say with no exaggeration that the public had ample opportunities to attend the open houses or view the plan in different offices in the County Administration Building.

**Staff Recommendation:** Based on the work that went into drafting this plan as well as the comprehensiveness of it, the Staff is comfortable that an accurate, relevant, insightful and thorough plan has been drafted. Given this, the Staff wholeheartedly recommends to the Planning Commission that the Commission recommend to the Commissioners that the Commissioners approve the land use plan.