



Wood County
Planning Commission
WCPC

**WOOD COUNTY PLANNING COMMISSION
AGENDA
May 2nd, 2017 at 5:30 PM**

The Wood County Planning Commission will meet in regular session on Tuesday, May 2nd, 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 February 2017 Planning Commission Meeting Minutes.

WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT

Staff activities for March and April will be reviewed.

SUBDIVISION PERRYSBURG TOWNSHIP

A final plat entitled "Calderon Plat 1" has been submitted by a Peter and Catherine Calderon for review and approval. Said plat entails combining Cambridge Lot 6 and all of Lot 1 in the Replat of Lots 7 & 8 in the Cambridge subdivision into a new residential subdivision.

SUBDIVISION MIDDLETON TOWNSHIP

Feller Finch and Associates along with McCarthy Builders have submitted a preliminary plat entitled "The Village at Riverbend". This plat is a redesigned version of the plat that was granted preliminary approval at the February 2016 Planning Commission meeting. This new version contains 306 single family residential lots and covers 123.18 acres of land. The lots on the east side of the plat have been redesigned to accommodate single family residential lots, and the layout of the pond has been changed.

SUBDIVISION MIDDLETON TOWNSHIP

Feller Finch & Associates along with McCarthy Builders have submitted a final plat entitled "The Village at Riverbend Plat Two" for final review and approval. Plat two is the second phase of the larger Village at Riverbend plat. Plat Two contains 31 residential lots.

SUBDIVISION MIDDLETON TOWNSHIP

Feller Finch and Associates have submitted a preliminary plat entitled "River Bend Lakes" for review and approval. Said plat is the remainder of the original Riverbend Lakes Subdivision. Applicant intends to begin submitting final plats of the subdivision, and want to have a preliminary plat to start with.

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May 2nd, 2017 MEETING
WOOD COUNTY PLANNING COMMISSION

SUBDIVISION MIDDLETON TOWNSHIP

National Survey Service and The Riverbend Lakes Home Owners Association have submitted a final plat entitled: "Re-Plat of Lots 123 and 124 Of the Final Plat of River Bend Lakes Subdivision Plat 1" for review and approval. Said Plat consists of the combination of the existing lots 123 and 124 in the existing plat of River Bend Lakes Plat 1.

PUBLIC FORUM

CHAIRMAN'S/COMMISSION MEMBER'S TIME

DIRECTOR'S TIME

ADJOURNMENT

Please make plans to attend!

ITEM #1: SUBDIVISION – PERRYSBURG TOWNSHIP

APPLICANT

Peter and Catherine Calderon
30295 Jacqueline Place
Perrysburg, OH 43551

PROPOSAL

Applicants have submitted a final plat entitled “Calderon Plat 1” for review and approval. Said plat is located in the existing Cambridge Subdivision, and consists of the combination of Lot 1 in the replat of Lots 7 & 8 in Cambridge, and all of the existing Lot 6 in the Cambridge Subdivision.

LOCATION

The plat in question is located in the existing Cambridge Subdivision in River Tract 75 of Perrysburg Township. The lots in question front Jacqueline Place, and Bates Road is approximately 985 feet to the east.

LAND USE AND ZONING

The subject property is currently zoned R-1 Rural Residential low density. There are no floodplain or wetlands on the parcel. Land use in the area consists of low to medium density residential.

ATTACHMENTS

- 1 -A. Location Map
- 1- B. Plat Map

STAFF ANALYSIS

Applicants wish to combine the existing Replat of Lots 7 & 8 with Lot 6 in the Cambridge Subdivision into one new lot of record. The only way to combine the lots is to replat them into one new lot.

In regards to land use, the underlying property is zoned R-1 Residential. There are no floodplains or wetlands on the property and land use in the area is consistent with the applicant’s proposal.

In regards to plat improvements, all utilities, roadways and water and sewer systems have already been installed.

In terms of meeting Perrysburg Township’s zoning requirements, the plat as presented meets all of the township’s requirements. In regards to the platting requirements that the Planning Commission Office reviews, the only error that was found was in the signature block for the Planning Commission. Donna Schuerman’s name is still listed as the sign off for the Commission. This has changed with the new subdivision regulations, and it will need to have the Director of the Planning Commission’s signature on the signature block.

STAFF RECOMMENDATION

The proposed lot meets Perrysburg Township’s minimum zoning requirements, and doesn’t require a rezoning action. There is also no other way for the lot owners to undertake what they’d like to do without replatting.

Based on this, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission grant final approval to the plat “Calderon Plat 1” with the condition that all labeling errors on the plat as presented be corrected.

ITEM# 2: SUBDIVISION – MIDDLETON TOWNSHIP

APPLICANT

Feller Finch & Associates
1683 Woodlands Drive
Maumee, OH 43537

PROPOSAL

Feller Finch and Associates along with McCarthy Builders have submitted a preliminary plat entitled "The Village at Riverbend". This plat is a redesigned version of a plat that was granted preliminary approval at the February 2016 Planning Commission meeting. This new version contains 306 single family residential lots and covers 123.18 acres of land. The lots on the east side of the plat have been redesigned to accommodate single family residential lots, and the layout of the pond has been changed.

LOCATION

The plat is part of the larger River Bend development located off River Road in River Tracts 54 and 55 of Middleton Township. This particular phase of the subdivision will be accessed by the extension of Waterville Drive and from Roachton Road.

LAND USE AND ZONING

The underlying plat is zoned R-3 Residential. Lands to the east, south and west are zoned R-3 Residential as well. Lands to the north are located in the City of Perrysburg and are zoned R-1 Residential. Land use in the area is primarily residential. There are no floodplains or wetlands located on the plat and all utilities are available to the plat.

ATTACHMENTS

- 2-A: Location Map
- 2-B: Plat Map
- 2-C: Engineer's letter

STAFF ANALYSIS

This is a new version of the existing preliminary plat of the "Village at Riverbend" which was granted final approval at the January 2016 Planning Commission meeting. The major change according to the engineer for the plat is that the lots located at the eastern border of the proposed plat have been adjusted to accommodate single family residential lots, and the pond that was depicted in the original preliminary plat has changed its location.

A review by the Planning Commission Staff revealed a connectivity question – concern, specifically the connection of Waterville Drive to Stonebridge Drive in the Saddlebrook development to the east. When these roads are going to be connected in relation to lots being constructed in the plat as shown is a major concern of the Planning Commission Staff. There were also some minor scrivener errors found.

Middleton Township Officials have also expressed concerns over the newly redesigned pond in relation to their current zoning requirements. It is anticipated that the Township will be present at the meeting to explain their concerns in more detail.

The Wood County Engineer also reviewed the above noted plat and also found errors – concerns. These are outlined in detail in the attached letter from the Engineer.

STAFF RECOMMENDATION

The plat as proposed is acceptable in regards to lot layouts, adherence to zoning, etc. The major concern is the connectivity issue. In the Director's opinion, it is strongly encouraged to connect Waterville Drive and Stonebridge Drive in order to give the plat more than the one current access which is out to Roachton Road.

Another item to consider is the Township concerns over the pond. These need to be heard and explained.

If the Commission members are satisfied with the plat owner's and engineer's response to the connectivity issue, and the Township's issue with the pond, than the Planning Commission Staff has no concerns with the approval of the plat.

ITEM# 3: SUBDIVISION – MIDDLETON TOWNSHIP

APPLICANT

Feller Finch & Associates
1683 Woodlands Drive
Maumee, OH 43537

PROPOSAL

Feller Finch and Associates along with McCarthy Builders have submitted a final plat entitled “The Village at Riverbend Plat Two”. This plat is the second plat in the larger Village at Riverbend plat.

LOCATION

The plat is part of the larger River Bend development located off River Road in River Tracts 54 and 55 of Middleton Township. This particular phase of the subdivision will be accessed by the extension of Sunset Maple Drive and from Roachton Road.

LAND USE AND ZONING

The underlying plat is zoned R-3 Residential. Lands to the east, south and west are zoned R-3 Residential as well. Lands to the north are located in the City of Perrysburg and are zoned R-1 Residential. Land use in the area is primarily residential, and the Comprehensive Land Use Plan has designated this area as being in an urban – small town expansion area. There are no floodplains or wetlands located on the plat and all utilities are available to the plat.

ATTACHMENTS

- 2-A: Location Map (Same map as agenda item #2)
- 3-B: Plat Map
- 3-C: Engineer’s letter

STAFF ANALYSIS

It was decided and understood that before any more plats in the Village at Riverbend development were submitted, a traffic study must be done. According to the Wood County Engineer, the required traffic study was not submitted in time for the County Engineer to review said study.

STAFF RECOMMENDATION

The plat engineer and owner certainly have the right to explain the issue with the traffic study to the Commission despite not being submitted in time for the County Engineer to review. It has been noted time and time again that no further plats be approved within the Village at Riverbend until a traffic study is done. Based on this fact alone, the Planning Commission Staff recommend denial.

ITEM #4 SUBDIVISION – MIDDLETON TOWNSHIP

APPLICANT

Feller Finch & Associates
1683 Woodlands Drive
Maumee, OH 43537

PROPOSAL

Feller Finch and Associates have submitted a preliminary plat entitled "River Bend Lakes" for review and approval. Said plat is the remainder of the original River Bend Lakes Subdivision, however, it has been redesigned. Applicant intends to begin submitting final plats of the subdivision, and want to have a preliminary plat to start with. It includes phases – plats 4 through 6, and when built out, will contain 51 lots.

LOCATION

The plat is part of the larger Riverbend development located off River Road in River Tracts 54 and 55 of Middleton Township. Proposed lots will have their main access from the extension of Grand Bank Way. Inner access to the proposed lots will be through Sunset Harbour and North Cape Court.

LAND USE AND ZONING

The plat is part of the larger River Bend development located off River Road in River Tracts 54 and 55 of Middleton Township.

ATTACHMENTS

- 4-A: Location Map
- 4-B: Plat Map
- 4-C: Engineer's Letter

STAFF ANALYSIS

As noted above, said plat is a redesigned version of the River Bend Lakes Subdivision, which was the first phase of development in the overall Riverbend development. The underlying plat is zoned R-3 Residential. Lands to the east, south and west are zoned R-3 Residential. Land use in the area is primarily residential. There are no floodplains or wetlands located on the plat and all utilities are available to the plat.

The main concern the Planning Commission has with this redesigned plat is the connectivity issue. There will be a total of 51 lots as proposed when the plats of 4-6 are completed. These 51 Lots will be added to the existing lots already platted in the Riverbend Lakes Subdivision. It is imperative that the issue of connectivity and traffic flow by adequate ingress and egress be explained.

STAFF RECOMMENDATION

The plat as presented is acceptable, albeit with some minor scrivener errors that need corrected. As noted above, the connectivity – ingress – egress issue needs addressed. If this is addressed to the satisfaction of the Planning Commission, then the Planning Commission recommends approval. If the answer to the ingress – egress issue is vague, than denial is recommended.

ITEM #5: SUBDIVISION – MIDDLETON TOWNSHIP

APPLICANT

National Survey Service
P.O. Box 184
Waterville, OH 43566

Riverbend Homeowners Association

PROPOSAL

National Survey Service and The Riverbend Lakes Home Owners Association have submitted a final plat entitled: "Re-Plat of Lots 123 and 124 of the Final Plat of Riverbend Lakes Subdivision Plat 1" for review and approval. Said Plat consists of the combination of the existing lots 123 and 124 in the existing plat of Riverbend Lakes Plat 1.

LOCATION

The proposed plat is located in the existing Riverbend Lakes Plat One.

LAND USE AND ZONING

The underlying plat is zoned R-3 Residential. Lands to the east, south and west are zoned R-3 Residential. Land use in the area is primarily residential. There are no floodplains or wetlands located on the plat and all utilities are available to the plat.

ATTACHMENTS

- 5-A: Location Map
- 5-B: Plat Map
- 5-C: Engineer's letter

STAFF ANALYSIS

The Re-Plat of Lots 123 and 124 of the Final Plat of Riverbend Lakes Subdivision Plat 1 intends to take two unusable lots (Lots 123 and 124) in Riverbend Lakes and combines them into one lot in an attempt to create a useable lot.

The origins of said lots are somewhat murky, but the consensus is that they were unintentionally created when Riverbend Lakes Plat One was granted final plat approval in 2001-2002. The end result were two flag type lots with insufficient frontage onto Rocky Harbour Drive.

The primary issue(s) with this plat are the setbacks. Middleton Township requires a front yard setback on a major highway to be 100 feet from the existing right of way. For this particular plat, the right of way for River Road ends where the parcel boundary begins. Going 100 feet from this point leaves very little area to utilize.

If the intent is to create a building lot, a variance for the front yard setback must be granted by the Middleton Township Board of Zoning Appeals. Until this is granted, the plat shouldn't move forward.

STAFF RECOMMENDATION

Given that not much can be done to these lots without a variance being granted for the front yard setback, it is the recommendation of the Planning Commission staff that the Planning Commission deny approval of the plat until such time as the variance is granted.

