



Wood County
Planning Commission
WCPC

WOOD COUNTY PLANNING COMMISSION

AGENDA

August 8th, 2017 at 5:30 PM

The Wood County Planning Commission will meet in regular session on Tuesday, August 8th, 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 July 2017 Planning Commission Meeting Minutes.

WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT

Staff activities for July will be reviewed.

ZONING - LAKE TOWNSHIP

A Patrick M. Fox et.al. Dba Palm Partnership have submitted an application to rezone Lots 203-206 in the Eastlawn Subdivision from a B-1 Commercial zoning classification to an R-2 Residential zoning classification. The reason for the request is that the parcels have a residential structure on the parcels, which existed prior to zoning being enacted in the Township. Applicants want to change the zoning classification of the lots to conform to the existing end use.

ZONING – LAKE TOWNSHIP

A Jenifer Mack (POA) has submitted an application to rezone four (4) lots in the Francis Taylor's Addition located in Section twenty (20) from a B-1 Neighborhood Business classification to a B-2 General Commercial zoning classification. Applicant has stated that the reason for the request is that the applicant is selling the property and the purchaser intends to pursue an end use that is more suited to B-2.

ZONING – LAKE TOWNSHIP

Northwood Realty has submitted an application to rezone 26.5 acres of land in Section 6 of Lake Township from an M-1 Light Industrial zoning classification to an M-2 Heavy Industrial zoning classification. Applicant wishes to sell the property to Bowers Asphalt Company located directly to the south of the subject parcel. Parcel is located on the northwest corner of East Broadway and Walbridge roads.

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PLANNING COMMISSION MEETING
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SUBDIVISION – LAKE TOWNSHIP

The Kapp Family Limited Partnership has submitted a plat entitled “Kapp Country Acres” for review and approval. The plat contains a total of three (3) lots totaling 3.2 acres of land in Section 25 of Lake Township. Said plat is located on the southeast corner of Latcha and Bradner Road.

PUBLIC FORUM

CHAIRMAN’S/COMMISSION MEMBER’S TIME

DIRECTOR’S TIME

ADJOURNMENT

Please make plans to attend!

AGENDA ITEM #1 - ZONING – LAKE TOWNSHIP

APPLICANT(S)

Patrick M. Fox
405 N. Main St.
Walbridge, OH 43465

Michael K. Fox
405 N. Main St.,
Walbridge, OH 43465

Allison D. Fox
31 Tanglewood Ln.
Bowling Green, OH 43402

PROPOSAL

Applicants wish to rezone four parcels of land from a B-1 Neighborhood Business Zoning Classification to an R-1 Residential Zoning Classification. The parcels are lots 203, 204, 205 and 206 of the Eastlawn Subdivision. The reason for the rezoning request as stated on the application is to allow the existing residence to have the proper residential zoning designation, rather than continue as a legal non-conforming use.

LOCATION

The property being rezoned consists of 4 parcels (lots 203-206) of land in section 12 of Lake Township. More specifically, the land is located on the South side of Woodville Road/SR 51, East of Harriet Street, approximately 430 feet west of Millbury Rd., and approximately 1050 feet north of Ayers Road.

LAND USE AND ZONING

The property is currently zoned B-1 Neighborhood Business. There is currently a residence located on this property. Lands to the South and East are zoned B-1 Neighborhood Business and B-2 General Business. Lands to the West are zoned R-2 Residential. Lands to the north are a mix of R-2 Residential and B-1 Neighborhood business.

The Wood County Land Use Plan has designated the area where the parcel is located at as a Growth Management Area. The property does not have any floodplains or wetlands located on the property. Public water and sewer are available to this property.

ATTACHMENTS

1-A. - Location and Zoning Map

STAFF ANALYSIS

The applicant's proposal is to rezone 4 parcels of land from a B-1 Neighborhood Business Zoning Classification to an R-1 Residential Zoning Classification. The applicant desires the ability to maintain an existing single family dwelling on the property under the correct zoning classification.

Currently the parcel is surrounded by land zoned B-1 Neighborhood Business and R-2 Residential. There is also a property zoned B-2 General Business to the east of the property.

The Wood County Land Use Plan has the parcel designated as a Growth Management Area. There are no floodplains or wetlands on the parcel and public utilities are available to this property.

The Planning Commission staff have had discussions with the applicants attorney regarding the possibility of splitting lot 206 in order to clean up any property line concerns and to sell the residence located on lots 203, 204, 205, and the west half of lot 206. If it is the intention of the owner to only rezone the west 15 feet of lot 206, it should be clearly noted by the applicant or their representative at the Planning Commission meeting and/or the Lake Township meetings.

STAFF RECOMMENDATION

Given the parcel's location near other land zoned residential, the residence on the property that currently exists as a legal non-conforming use, other residences being located nearby, and there being no floodplains or wetlands on the property, an R-2 Residential zoning classification is a fitting use of the land.

Given the above factors, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission recommend to Lake Township that the Township approve this request. That being said, the applicant does need to confirm the change to the original application in order for the northwest 15 feet of lot #206 to be changed, and the remainder to stay B-2.

AGENDA ITEM #2 - ZONING – LAKE TOWNSHIP

APPLICANT(S)

Jennifer Mack, P.O.A
38673 Lakeshore Drive
Harrison Twp, MI 48045

Ralph Girkins
26202 Glenwood Rd.
PO Box 287
Perrysburg, OH 43552

PROPOSAL

Applicants wish to rezone four parcels of land from a B-1 Neighborhood Business Zoning Classification to a B-2 General Business Zoning Classification. The parcels are inlots 48, 49, 50 and 51 of the Francis Taylor's Addition. The reason for the rezoning request as stated on the application is that the applicant is selling the property and the purchaser intends to pursue an end use that is more suited to B-2.

LOCATION

The property being rezoned consists of 4 parcels (lots 48-51) of land in section 20 of Lake Township. More specifically, the land is located on the east side of East Broadway Street, and on the North side of Taylor Avenue. The parcels are approximately 250 feet south of Moline-Martin Road, and State Route 795 is located 2040 feet to the North.

LAND USE AND ZONING

The property is currently zoned B-1 Neighborhood Business. Lands to the North and South are zoned B-1 Neighborhood Business. Lands to the East and expanding North and South are zoned R-2 Residential. Lands to the West are zoned A-1 Agricultural and M-1 Industrial (Walbridge Rail yard).

The Wood County Land Use Plan has designated the area where the parcel is located at as a Growth Management Area, and is also within a Targeted Economic Development Area. The property does not have any floodplains or wetlands located on the property. Public water and sewer are available to this property.

ATTACHMENTS

2-A. - Location and Zoning Map

STAFF ANALYSIS

The applicant's proposal is to rezone 4 parcels of land from a B-1 Neighborhood Business Zoning Classification to B-2 General Business Zoning Classification. The applicant desires to sell the parcels and the existing building on site. The buyer of the property intends to pursue an end use that is more suited to the B-2 Zoning Classification.

Currently the parcel is surrounded by land zoned B-1 Neighborhood Business and R-2 Residential. There is also the Walbridge Rail yard nearby which is zoned M-1 Light Industrial.

The Wood County Land Use Plan has designated the area where the parcel is located at as a Growth Management Area, and is located within a Targeted Economic Development Area. The property does not have any floodplains or wetlands located on the property. Public water and sewer are available to this property.

STAFF RECOMMENDATION

Given the parcel's location near other land being zoned and used for business and industrial uses, being located on/near major roads, there being no floodplains or wetlands on the property and the property having public utilities, A B-2 General Business zoning classification is a fitting use of the land. Additionally, the parcels are located within a Targeted Economic Development Area as designated in the Wood County Land Use Plan, and economic generating land uses should be encouraged.

Given the above factors, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission recommend to Lake Township that the Township approve the request to change the zoning classification of the four parcels of land from B-1 Neighborhood Business to B-2 General Business.

AGENDA ITEM #3 - ZONING – LAKE TOWNSHIP

APPLICANT(S)

Joseph R. Hirzel
P.O. Box A
Pemberville, OH 43450

PROPOSAL

Northwood Realty has submitted an application to rezone 26.5 acres of land in Section 6 of Lake Township from an M-1 Light Industrial zoning classification to an M-2 Heavy Industrial zoning classification. Applicant wishes to sell the property to Bowers Asphalt Company located directly to the south of the subject parcel.

LOCATION

Parcel is located at the northwest corner of East Broadway and Walbridge Roads. Isch Road is located approximately 4000 feet to the south, and the Village of Walbridge is located directly to the east of the parcel.

LAND USE AND ZONING

The parcel is currently zoned M-1 Light Industrial. Lands to the west and south are zoned M-2 Heavy Industrial. Lands to the north are zoned M-1 Light Industrial. Lands to the east are located in the Village of Walbridge, and are zoned M-2 General Industrial.

The Wood County Land Use Plan has designated the parcel as being in an enhancement area, and just outside of a targeted economic development area. Land use in the area is primarily industrial.

The subject parcel has no wetlands, but there is 500 year floodplain located over the entire parcel. This level of floodplain is not regulated by the Planning Commission Office or by FEMA. There are no public utilities available to the parcel.

ATTACHMENTS

3-A. - Location and Zoning Map

STAFF ANALYSIS

The requested zoning fits in with the land uses in the immediate area, and is close in line with what the land Use Plan has identified the area as being. An M-2 designation is appropriate for the proposed end use.

STAFF RECOMMENDATION

As stated in the analysis section above, the zoning classification being sought is compatible with the surrounding area as well as the Land Use Plan. Given this, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission recommend to Lake Township that the Township approve the request.

AGENDA ITEM #4 - 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 that can 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

- 4-A: Location Map
- 4-B: Plat Map

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 twenty 20 foot drainage easement on the portions of the lots that front Latcha Road.

This plat has been reviewed by the Planning Commission in August of 2016. At that time plat approval was denied. The primary reason for denial was due to the issue of sanitary sewer. At that time, the plat as presented was going to have all three lots have onsite well and septic systems. The Health Department would not allow a well and septic system on each lot due to the lots being too small to adequately hand an on lot septic system.

This new plat addresses and corrects this issue. It was discovered by the applicants that sanitary sewer is running along Latcha Road, and ends at the northeast corner of the first lot in the proposed plat. What will happen is that as the lots are purchased, the lot owners will pay to have the sewer extended and pay a tap in fee. This will eliminate the concern with well and septic systems.

STAFF RECOMMENDATION

Given that the sanitary sewer situation has been resolved, the Planning Commission Staff recommends to the Planning Commission that the Commission approve the plat.