



Wood County
Planning Commission
WCPC

WOOD COUNTY PLANNING COMMISSION

AGENDA

November 7th, 2017 at 5:30 PM

The Wood County Planning Commission will meet in regular session on Tuesday, November 7th, 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 August 2017 Planning Commission Meeting Minutes.

WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT

Staff activities for October will be reviewed.

SUBDIVISION - PERRYSBURG TOWNSHIP

ESA Engineering have submitted a final plat entitled "Eckel Trace Plat 5" for final approval. Said plat is a continuation of the existing Eckel Trace subdivision. Plat 5 contains eleven (11) lots covering a total of 4.247 acres of land. The proposed plat is located in the existing Eckel Trace subdivision and the southeast corner of State Route 199 and Eckel Junction Road. Eckel Trace Plat 6 is located to the east of the plat, Eckel Junction Road is to the north, an unplatted residence and Eckel Trace Plat 6 is located to the south. The plat will be accessed by the extension of the existing Bay Trace Drive.

SUBDIVISION – MIDDLETON TOWNSHIP

ESA Engineers have submitted final plat entitled "Saddlebrook Plat 16" for review and approval. This is the sixteenth phase of the Saddlebrook Development. Plat 16 contains ten (10) single family residential lots that cover (when including right of way, streets, etc.) approximately 3.662 acres. The proposed plat is located within the existing Saddlebrook Development, in the south central part of the existing development. Saddlebrook Plat 14 is directly to the east, and Saddlebrook Plat 18 is located directly to the west and the plat of Hull Prairie Meadows Plat Two is located directly to the south of the proposed plat.

ZONING – PERRYSBURG TOWNSHIP

A Cynthia Holmes has submitted an application to rezone a 0.259 acre parcel of land located in the East Bend Addition Block "C" Lot 10, & PT LOT 11 in River Tract 70 of Perrysburg Township. Applicant wishes to rezone the subject parcel from an R-1 Rural Residential District (low density) to an R-3 Suburban Residential District (medium density). Applicant wishes to split the subject parcel and does not have the minimum road frontage for a compliant parcel split in an R-1 district. The subject parcel is located on the west side of River Road, 500 feet south of Rockledge Road and 1,450 feet west of Hufford Road.

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<http://planning.co.wood.oh.us/>

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AGENDA CONTINUED
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PUBLIC FORUM

CHAIRMAN'S/COMMISSION MEMBER'S TIME

DIRECTOR'S TIME

ADJOURNMENT

Please make plans to attend!

ITEM NUMBER 1: SUBDIVISION – PERRYSBURG TOWNSHIP

APPLICANT

ESA Engineers
5353 Secor Road
Toledo, OH 43623

PROPOSAL

Applicants have submitted a final plat entitled "Eckel Trace Plat 5". Said plat is a continuation of the existing Eckel Trace subdivision. This is the fifth portion of the development, and contains eleven (11) lots covering a total of 4.247 acres of land. Plat improvements include a street with sixty (60) feet of right of way with curbs and gutters, and sidewalks. All major utilities are available to the plat, and a detention pond is located within the plat as well.

LOCATION

The proposed plat is located in the existing Eckel Trace subdivision and the southeast corner of State Route 199 and Eckel Junction Road. Eckel Trace Plat 6 is located to the east of the plat, Eckel Junction Road is to the north, an unplatted residence and Eckel Trace Plat 6 is located to the south. The plat will be accessed by the extension of the existing Bay Trace Drive. Said extension will terminate into a cul de sac bulb.

LAND USE AND ZONING

The proposed plat is zoned R-3 Residential. Lands to the west and south are zoned A-1 Agricultural. Lands to a portion of the south are zoned R-3 Residential. Lands to the north are in the City of Perrysburg and are zoned R-3 Single Family Residential. The Wood County Future Land Use Plan has the area where the plat is located at as being in an enhancement area. There are no floodplains or wetlands at the site, and all utilities are available.

ATTACHMENTS

- 1-A: Location Map
- 1-B: Plat Map
- 1-C: Review letter from County Engineer

STAFF ANALYSIS

This plat is the fifth phase of the Eckel Trace Subdivision. The entire Eckel Trace Development received preliminary approval in 2007. Development halted during the recession, but has resumed in the last few years. Plat 5 is a continuation of the development, and is in the same vein of the rest of the development.

Plat errors found by the Director are the following scrivener errors: the distance from the top of the bank of the detention pond to the right of way of State Route 199 is not depicted on the plat drawing, the area of Lot A, an open space lot is not shown, the easement width along the detention pond isn't shown, and the Auditor's name on the title – signature page needs changed from Michael Sibbersen to Matthew Oestreich.

Another more important item is the issue of the easement widths going to the detention pond. The width of the easement (16 ft.) is in compliance, but in the Director's opinion, the applicants need to explain to the Commission while they feel 16 feet is an adequate width for the easement. These scrivener errors in the Director's opinion are very minor and should not disqualify the plat from receiving final approval. The easement issue however needs addressed, and it needs addressed sooner rather than later.

STAFF RECOMMENDATION

The Wood County Planning Commission Staff recommends that the Planning Commission deny final approval to Eckel Trace Plat 5. The reasoning behind the Director's recommendation is because of the easement issue. It would be remiss to grant final approval to the plat until everyone is comfortable with the easement issue.

ITEM #2 – SUBDIVISION – MIDDLETON TOWNSHIP

APPLICANT

ESA Engineers
5353 Secor Road
Toledo, OH 43623

PROPOSAL

Applicants have submitted final plat entitled “Saddlebrook Plat 16” for review and approval. This is the sixteenth phase of the Saddlebrook Development. Plat 16 contains ten (10) single family residential lots that cover (when including right of way, streets, etc.) approximately 3.662 acres.

LOCATION

The proposed plat is located within the existing Saddlebrook Development. More specifically, the proposed plat is located in the south central part of the existing development. Saddlebrook Plat 14 is directly to the east, and Saddlebrook Plat 18 is located directly to the west. The plat of Hull Prairie Meadows Plat Two is located directly to the south of the proposed plat, Riva Ridge Court will connect the plats when completed, and Saddle Horn Drive will connect the proposed plat to the rest of the Saddlebrook Development.

LAND USE AND ZONING

The underlying plat parcel is zoned R-3 Residential. All surrounding lands with the exception of lands to the south are also zoned R-3 Residential. Lands to the south are located in the Hull Prairie Meadows subdivision and are zoned R-3 PUD. All utilities are available to the plat, and the major infrastructure is either already present, or will be expanded to serve the plat.

ATTACHMENTS

- 2-A: Location Map
- 2-B: Plat Map
- 2-C: Review letter from County Engineer

STAFF ANALYSIS

This is the sixteenth phase of the Saddlebrook Development. This particular plat contains a total of ten (10) single family lots and covers approximately 3.662 acres of land. Access to the plat will be through the extension of Saddle Horn Drive, and Riva Ridge Court will be connected to the existing Hull Prairie Meadows Development. This will add another point of traffic flow for both plats. Existing land use in the area consists of medium density residential and said plat is consistent with the surrounding land uses.

Plat errors found during the Director’s Review, and these are items the Director specifically reviews; consist of the wrong name for the Wood County Auditor, which needs to be Matthew Oestreich, and the outlines of the plat location map delineating Plat 16’s location in the overall development, along with the plat boundary lines need to be darker.

STAFF RECOMMENDATION

The items the Director reviewed are in his opinion, minor errors not worthy of denying plat approval over. To that end, the Director recommends that the Planning Commission grant final approval to Saddlebrook Plat 16.

ITEM #3 – ZONING – PERRYSBURG TOWNSHIP

APPLICANT

Cynthia Holmes
29143 Belmont Lake Road
Perrysburg, OH 43551

PROPOSAL

Applicant has submitted an application to rezone a 0.259 acre parcel of land located in the East Bend Addition Block "C" Lot 10, & PT LOT 11 in River Tract 70 of Perrysburg Township. Applicant wishes to rezone the subject parcel from an R-1 Rural Residential District (low density) to an R-3 Suburban Residential District (medium density). Applicant wishes to split the subject parcel and does not have the minimum road frontage or lot area for a compliant parcel split in an R-1 district.

LOCATION

The subject parcel is located in East Bend Addition Block "C" Lot 10, & PT LOT 11 in River Tract 70 of Perrysburg Township. More specifically the parcel is on the west side of River Road, 500' ft. south of Rockledge Road and 1,450' ft. west of Hufford Road.

LAND USE AND ZONING

The subject parcel is zoned R-1 Rural Residential. Lands to the north and south of the parcel are also zoned R-1. The Maumee River is located on the western border of the subject parcel. Lands to the east of the house parcel are located within the City of Perrysburg and are zoned R-3 Single Family Residential. The Land Use Plan has designated the area where this parcel is located as being in an enhancement area. All utilities are available to the parcel, and there are no wetlands on the parcel. There is some floodplain, however the subject parcel has a steep drop off on the rear of the lot, and the floodplain doesn't begin until the water's edge. If a residence was built on the parcel, the Township's rear yard setback requirements would be sufficient enough to keep the residence out of the floodplain.

ATTACHMENTS

3-A: Location Map.

STAFF ANALYSIS

The applicant is requesting that 0.259 acres off of an existing 0.737 acre parcel be rezoned from an R-1 Residential zoning classification to an R-3 Residential zoning classification. The applicant currently owns the entire 0.737 acre parcel. For taxing purposes, said parcel exists as one complete parcel, however the parcel is split by State Route 65 – River Road. The applicant wants to sell the portion of the parcel that contains the residence (the portion that lies east of River Road), and retain the portion that lies west of State Route 65. In order to be able to retain this parcel on the west side, applicant needs to have this lot split off from the house parcel. The issue preventing the Planning Commission Staff from approving this lot split is that the size and frontage of the newly created parcel doesn't meet the Perrysburg Township's minimum size and frontage requirements for an R-1 District. Since frontage and area requirements won't be met, the Planning Commission will not approve the lot split.

The applicant is also unable to seek a variance for this split because currently the Perrysburg Township Zoning Resolution states that the Township BZA won't grant variances for area and frontage. The idea behind this practice is that the township doesn't want to create a new non-conforming parcel of land.

In regards to the specifics of the zoning, the following outlines the reason(s) the applicant is requesting that the parcel be rezoned.

1. In the current R-1 District, all newly created parcels need to have a minimum lot width of 100 feet.
2. Newly created parcels in an R-1 District also need to have a minimum parcel size of 20,000 sq. ft.
3. Applicant's proposed split has 75.72 feet of frontage and 11,265.11 Sq. Ft. Neither amount meets the minimum frontage and area requirements in an R-1 District.
4. In an R-3 District, the minimum requirements are 75 feet of lot frontage and 10,500 Sq. Ft. in area. The proposed parcel split will meet these requirements.

The proposed parcel has sewer and water available to it along with all other utilities. Lands to the north and south are zoned R-1. The lands to east of the proposed split are bordered by River Road. The Wood County Land Use Plan has designated the area where this split is to occur as being in an enhancement area. There is some floodplain on the parcel, but it is at the shoreline of the river.

There are several factors that need to be taken into consideration with this request. First off is the spot zone issue. If it were rezoned from an R-1 Residential zoning classification to an R-3 zoning classification than there is no doubt that it would constitute a spot zone. Another issue is the location of the parcel. The proposed split is located on the west side of River Road, near a curve in the road. A curb cut would be needed from ODOT to legally access the parcel, and given ODOT's requirements, it is unlikely a curb cut will be granted for the parcel. Another item to consider is the setback requirements in an R-3 District. Front yard setbacks for lots along a State Highway (River Road) are 70 feet from the established right of way line. This makes it quite difficult to place a structure on the parcel that would be in compliance with the zoning requirements. Lastly, there is the issue of what this request is doing on a fundamental level. Basically, it is using zoning to create a parcel that with the current zoning requirements in an R-1 District is non-conforming. Perrysburg Township does not allow the creation of a non-conforming parcel through the variance process, and it stands to reason that the Planning Commission might want to follow that stance as well.

STAFF RECOMMENDATION

As noted above, there are several factors that need taken into consideration when reviewing this rezoning request. We have spot zoning issues, there are curb cut issues, there are setback issues, and there is the issue of using zoning to create a parcel that the township considers non-conforming. The biggest consideration with this item in the Director's opinion is the curb cut issue. ODOT will most likely deny a curb cut due to the parcel's location near an existing curve in the River, as well as having an access point located almost directly across the portion of the existing parcel that contains the house parcel.

While Perrysburg Township will have the final decision in whether or not to allow the rezoning, it is the Wood County Staff's recommendation that the Planning Commission recommend to Perrysburg that the Township deny this request.