



WOOD COUNTY PLANNING COMMISSION

AGENDA

June 5th, 2018 at 5:30 PM

The Wood County Planning Commission will meet in regular session on Tuesday, June 5th, 2018 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 May 2018 Planning Commission Meeting Minutes.

SUBDIVISION VARIANCE REQUEST - PERRYSBURG TOWNSHIP

A request for a side yard variance in the unzoned portion of Perrysburg Township will be reviewed and discussed. Applicants Kurt and Danielle Brossia are in the process of finalizing plans for a new home build. The home as planned will have a garage extending into the prescribed 20 foot side yard setback as set by the Wood County Subdivision Rules and Regulations.

ZONING – TROY TOWNSHIP

The East Ohio Gas Company DBA Dominion Energy have submitted a request to rezone approximately 793 acres of land on Pemberville Road in Sections 15 and 22 in Troy Township from an A-1 Agricultural zoning classification to a B-PUD Planned Business District. The reason for the request as noted on the application is that they wish to have the zoning classification of the subject land to be in conformance with the surrounding lands so that if an end user wants to purchase the property for development, they won't have to wait for the property to be rezoned.

SELECTION OF PROJECTS FOR FUNDING UNDER THE PY18 CDBG ALLOCATION GRANT

Planning Commission members will review and select projects for funding under the PY18 CDBG Allocation Grant. For program year 2018, up to five projects can be selected. All projects and funding levels will be forwarded to the Wood County Commissioners for final approval.

PUBLIC FORUM

CHAIRMAN'S/COMMISSION MEMBER'S TIME

WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT

Staff activities for May 2018 will be reviewed.

DIRECTOR'S TIME

ADJOURNMENT

Please make plans to attend!

One Courthouse Square, Bowling Green, Ohio 43402

Phone: 419-354-9128 Fax: 419-373-4972

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

ITEM #1: SUBDIVISION VARIANCE – PERRYSBURG TOWNSHIP

APPLICANT

Kurt and Danielle Brossia
28048 East Broadway
Walbridge, OH 43465

PROPOSAL

Applicants have submitted variance request from the side yard setback requirements as set forth in the Wood County Subdivision Rules and Regulations. The current side yard setback requirements are 20 feet and applicant wishes to have one side of the side yard setback reduced down to 15 feet. The purpose of the request is that the applicant is constructing a new home and wants a side load garage. This layout will force the garage into the current side setback area. The parcel in question is located in the unzoned area of Perrysburg Township, so the Wood County Subdivision Rules and Regulations apply.

LOCATION

The parcel in question is located on the east side of Carter Road in Section 33 of Perrysburg Township. More specifically, the parcel is located approximately 980 feet north of Dowling Road

LAND USE AND ZONING

The subject property is currently unzoned. There are no floodplain or wetlands on the parcel. The Wood County Land Use Plan has designated the area where the parcel is located as being in a rural management area. There are no utilities located on the parcel.

ATTACHMENTS

1 -A. Location Map

STAFF ANALYSIS

Applicant has begun the planning – blueprinting phase of their new home build. Upon learning of the 20 foot minimum side yard setback required in the Wood County Subdivision Regulations, they quickly concluded that their layout as planned will not work within the prescribed setbacks. The plan they drafted is for a side load type of garage, which will not fit into the required 20 foot side yard setback.

Another factor that makes compliance more difficult is that the parcel’s width is 140 feet.

STAFF RECOMMENDATION

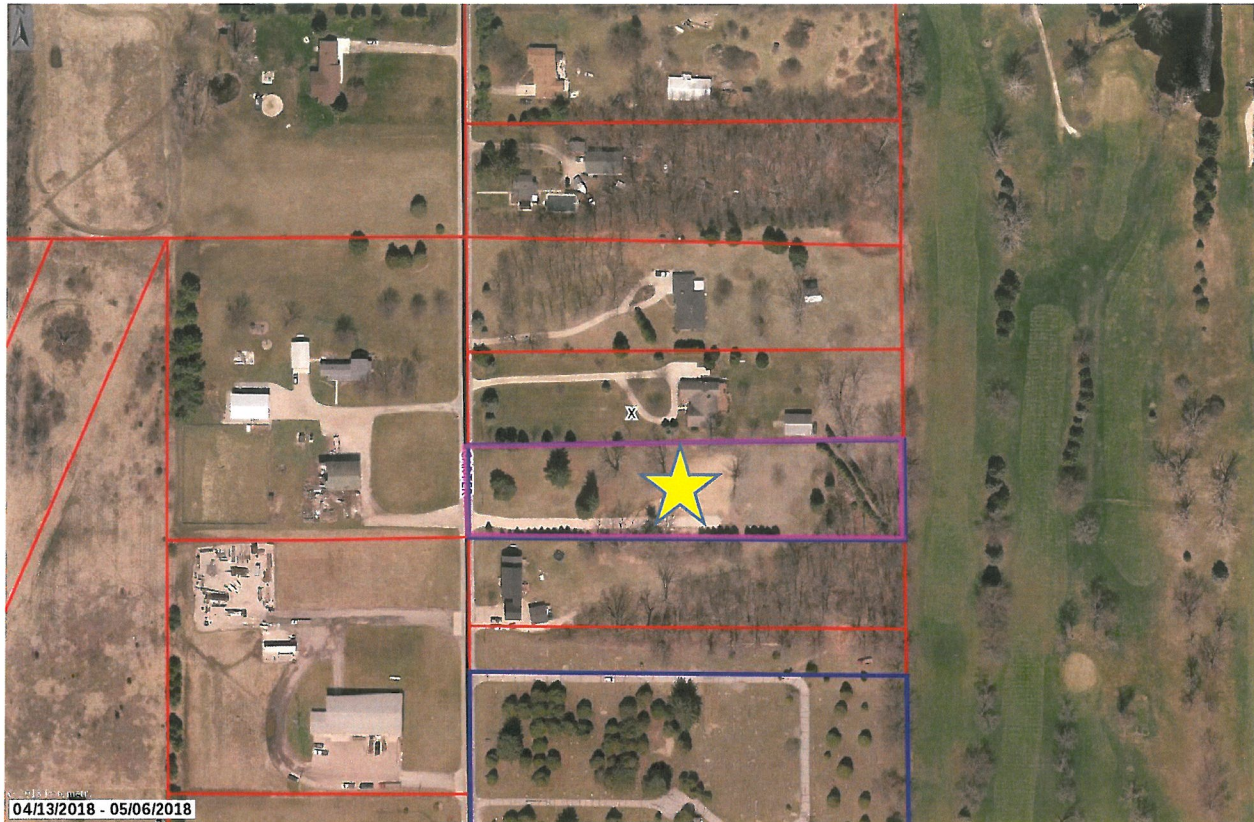
The staff’s recommendation is to approve the variance with the specific provision that only the affected side yard can be encroached upon. (Only one side yard on the property).

The reasoning beyond the Director’s recommendation of approval is that within the current year, the Commission has heard several variance requests from the Subdivision Rules and Regulations. The amount being heard and requested has prompted the Director to perform a review of the subdivision regulations, and create a list of items that need adjustment.

Side yard setbacks will be one. It is possible that the minimum setback requirements for side yards will be recommended for reduction.

Based on this, it is the recommendation of the Wood County Planning Commission Staff that the Planning Commission approve this request.

ATTACHMENT 1-A: LOCATION MAPS



ITEM #2: ZONING – TROY TOWNSHIP

APPLICANT

The East Ohio Gas Company DBA Dominion Energy
1201 East 55th Street
Cleveland, OH 44103

PROPOSAL

Applicant has submitted a request to rezone approximately 793 acres of land in Sections 15 and 22 in Troy Township from an A-1 Agricultural zoning classification to a B-PUD Planned Business District. The reason for the request as noted on the applicant's application is that they want to have the zoning classification of the subject land to be the same as the surrounding lands so that if an end user wants to purchase the property for development, they won't have to wait for the property to be rezoned.

LOCATION

The subject property is located in Sections 15 and 22 of Troy Township. More specifically, it is located on the west side of Pemberville Road approximately 1.5 miles south of State Route 20-23 Fremont Pike, and one quarter of a mile north of State Route 582 Middleton Pike.

LAND USE AND ZONING

The property is zoned entirely A-1 Agricultural. Lands to the north are zoned B-PUD. Lands to the east and west are for the most part zoned A-1 Agricultural. The exception being two small clusters of land zoned R-1 Residential. These are located along the south side of Garling Road directly west of the existing CSX rail line, and on the southeast intersection of Joesph and Pemberville Road. Current land use is still primarily agricultural, with industrial and warehousing uses occurring on the north end of the subject property, towards the inter section of Fremont Pike and Pemberville Road. The Wood County Land Use Plan has designated the subject property as being in a Growth Management Area as well as a Targeted Economic Development Area. All utilities are available to the site, and have been designed to handle high volume end users. There is some floodplain located along the portion of the property that the Toussaint Creek runs through.

ATTACHMENTS

2-A: Location Map(s)

STAFF ANALYSIS

While this rezoning may seem fairly complex on the surface, it is actually fairly straightforward. This swath of land along with the portion to the north has long been designated as an area of the County where we'd like to see warehousing, manufacturing, distribution etc. uses occur. This desire to see this part of the County dedicated for these uses was also strong enough of an impetuous to have several agencies, including the Planning Commission prepare the site in order to apply to the State of Ohio to have the land designated as a Job Ready Site. We were successful in securing this designation, which essentially states to interested end users that the site is ready for development. Obtaining this designation involved bringing water and sewer services to the parcels using transmission lines designed to handle industrial operations, as well as readily available gas and electric services.

In regards to the actual mechanics of the rezoning request, the Planning Commission is only recommending their decision to Troy Township. The recommendation will consist only of whether or not the request is recommended for approval or denial.

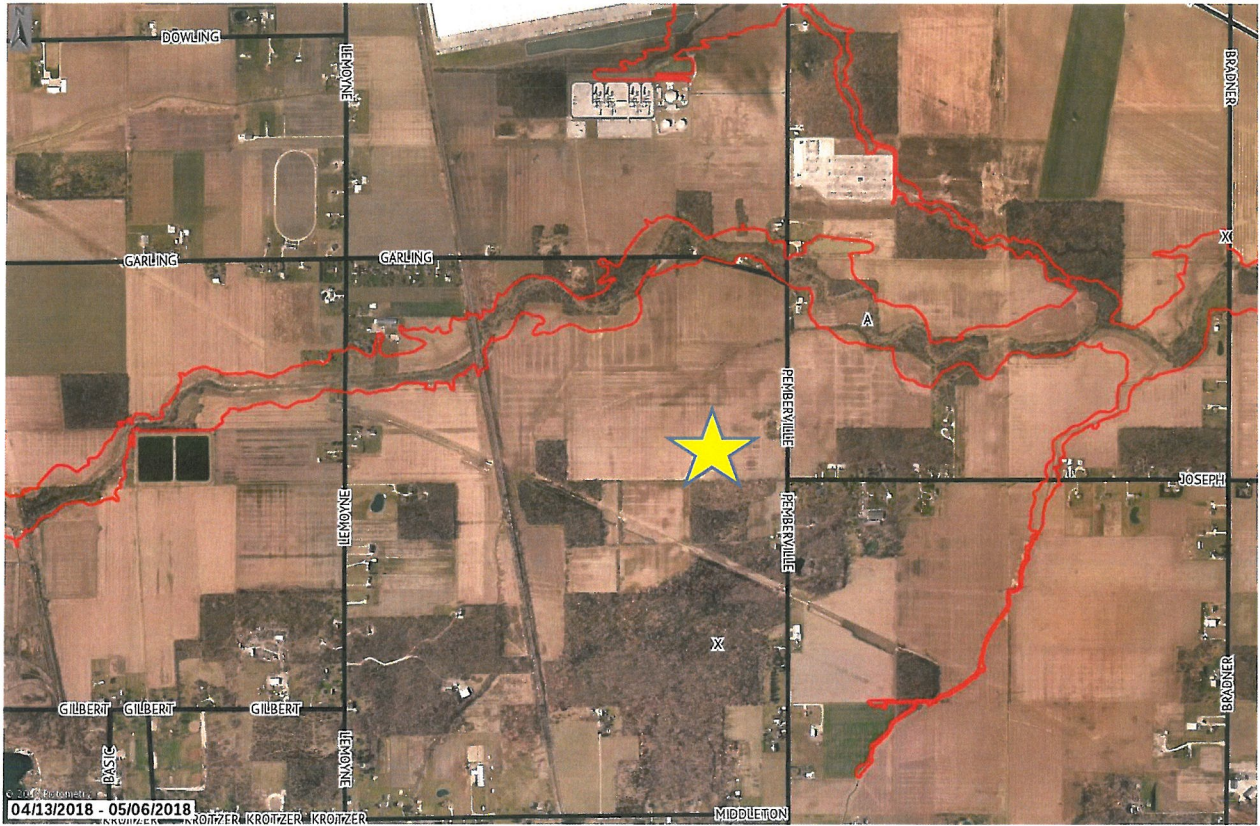
Once the item is sent to the Troy Township Zoning Commission, their Commission will review not only the rezoning request from A-1 to B-PUD, but if a specific end use is chosen by the applicants, since there is a PUD designation, the Township will also have to review and approve a site plan. Said plan will conform to the Township's site development standards as set forth in the Troy Township Zoning Resolution. Assuming that the zoning commission approves everything, then the Trustees need to vote on the matter. It should be noted that an applicant can ask for a B-PUD zoning classification without having a site plan. This is often done to make a site as "shovel ready" as possible. For example, with the Home Depot warehouse located to the north of the subject property, the underlying property already had a B-PUD zoning classification. When the Home Depot Corporation selected their current site, all that was needed was site plan approval from the Township. The Director has always recommended this approach to applicants that have property in locations favorable to economic development. Currently the trend in economic development and land use planning for these uses is the desire for a shovel ready site. Prospective buyers no longer want to wait on the ORC prescribed rezoning process, more specifically, the time frame it takes to rezone.

STAFF RECOMMENDATION

As stated in the narrative above, the location of this request is in an area that has long been slated for this type of zoning. It has been taken one step further by having the site certified by the State of Ohio as a Job Ready Site. Home Depot has their large scale distribution center to the north, Amplex Communciations has a facility on the east side of Pemberville Road, and there is a long established truck repair facility to the north of the property. All utilities are available to the site, and have been designed to handle industrial end uses. Lastly, it needs to be restated that the applicants have not stated an end use for the subject parcels, they simply desire to have it rezoned so that an interested user can begin development without having to wait the mandatory sixty to ninety day time frame for a parcel to be rezoned.

Given all of these factors, the Planning Commission Staff recommends to the Planning Commission that the Planning Commission recommend to Troy Township that the Township approve the request.

ATTACHMENT 2-A



ATTACHMENT 2-A

THE EAST OHIO GAS COMPANY DBA DOMINION ENERGY
1201 EAST 56th STREET, CLEVELAND, OHIO 44103
REZONING PLAT

PART OF SEC. 15 & 22, T 6 N, R 12 E,
TROY TOWNSHIP, WOOD COUNTY, OHIO
CURRENT ZONING - "A-1" AGRICULTURAL DISTRICT
PROPOSED ZONING - "B-PUD" PLANNED BUSINESS DISTRICT
ADJOINING ZONING - "A-1" AGRICULTURAL DISTRICT,
"R-1" SUBURBAN RESIDENTIAL DISTRICT,
"R-5" SPECIAL RESIDENTIAL DISTRICT
TOTAL AREA = 793± ACRES



LEGEND



PROPOSED ZONING

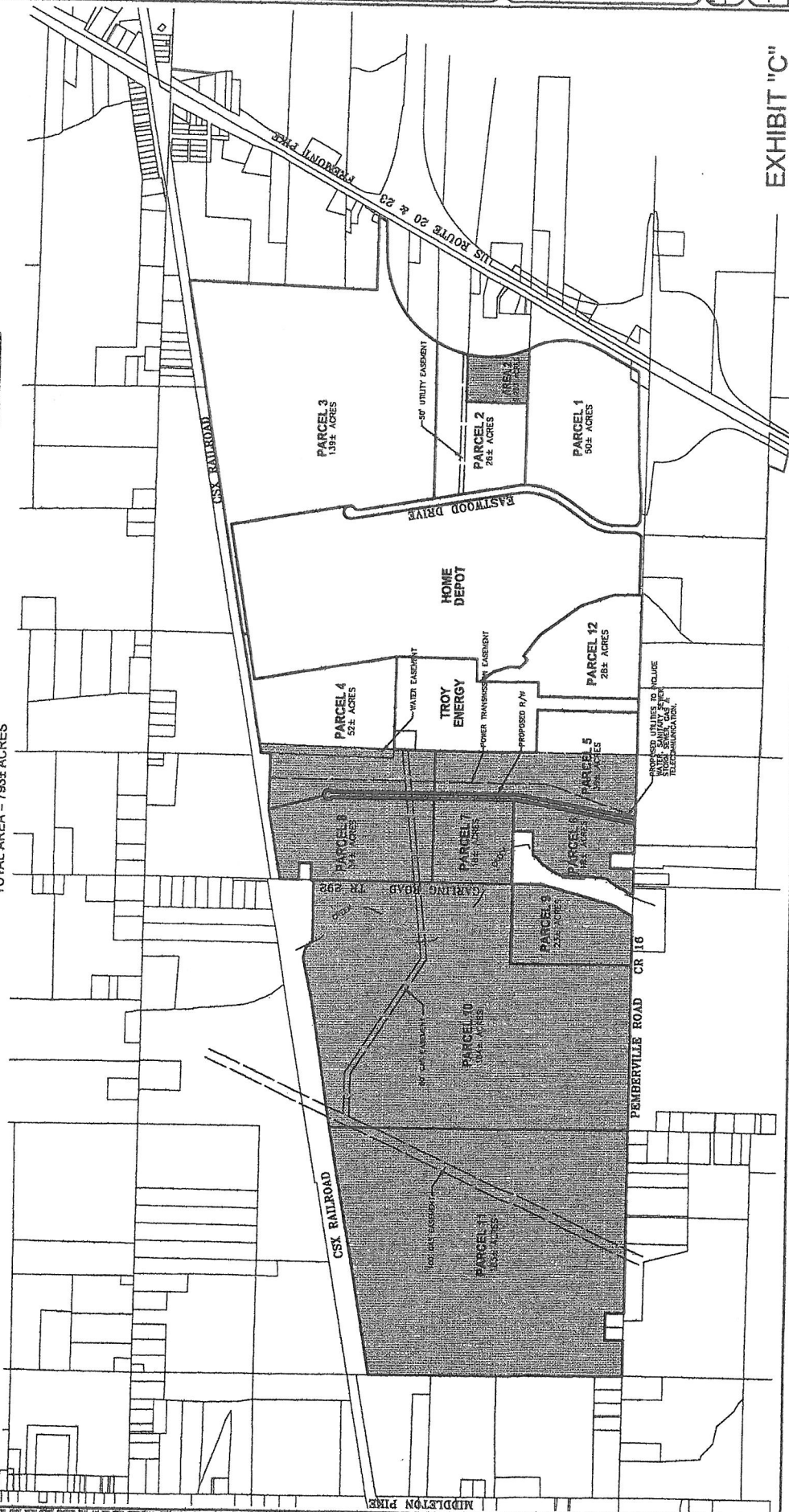


EXHIBIT "C"

This year's CDBG funding is in the amount of \$288,000. In the past, up to 4 projects could be selected. This year the Planning Commission may fund anywhere from 1 to 5 projects. The Planning Commission office will allocate \$35,000 to go towards Grant Administration and the Required Fair Housing Program, leaving \$253,000 to go towards projects.

This year there were a couple of unique situations that we would like to bring to your attention before the meeting.

Village of Bradner – The Village of Bradner submitted their CDBG application with the hope that they would be awarded a competitive Critical Infrastructure Grant (\$300,000) from the State. It was learned on May 24, that the Village of Bradner was not awarded the grant. The \$370,340 project that was originally submitted to the Planning Commission by Bradner will likely be scaled back due to the lack of grant funding. The Village will provide the updated figures at the Planning Commission Meeting, if they still intend to apply for CDBG funds.

Village of North Baltimore – The North Baltimore Village Administrator asked the Planning Commission office if purchasing a police vehicle would qualify as an eligible CDBG project. On May 7, The Planning Commission Director advised the Village of North Baltimore that as long as the vehicle would be used solely for village residents and not residents located in the Township, that the purchase would be an eligible CDBG project. On May 22, The Planning Commission office learned from their grant representative at the State that the purchase of police vehicles are NOT eligible for CDBG funding, and that only fire or EMS vehicles would be eligible. This is why North Baltimore is crossed out on the attached document, and not figured into any funding scenarios.

Village of Portage - The Village of Portage submitted an application for street and sidewalk improvements on East Main Street within the Village. Upon preliminary review of the grant application, it was determined that the project was not eligible for funding, due to errors in determining the service area and the need for additional income surveys to qualify this project. This is why Portage is crossed out on the attached document, and not figured into any funding scenarios.

We've provided different funding scenarios to demonstrate ideas of how projects can be grouped together, or how funding amounts can be changed. These are just ideas; you can use them as much or as little as you would like.

The Planning Commission will need to select 1-5 projects to fund that total \$253,000, plus two (2) alternates. The Projects need to be rounded to the nearest hundred dollars. The Commissioners will make the final project selection on Thursday, May 7th at the Public Hearing at 10:00am. Once the final projects have been selected, the Planning Commission staff will complete the application and submit it to the State by the June 15th deadline.

**PY18 COMMUNITY DEVELOPMENT BLOCK GRANT
SUMMARY OF APPLICATIONS**

NUMBER OF APPLICANTS	8
TOTAL CDBG DOLLARS REQUESTED <i>(Amount requested rounded to nearest hundred dollar)</i>	\$499,700
TOTAL WOOD COUNTY DOLLARS AVAILABLE	\$288,000
\$288,000 LESS 12.15% ADMINISTRATION (\$35,000)	\$253,000

UP TO FIVE (5) PROJECTS MAY BE FUNDED WITH \$253,000 AVAILABLE FOR FUNDING.
(Average of \$50,600 per project)

APPLICANT(S)	CDBG FUNDS REQUESTED	DID CITY/VILLAGE REPRESENTATIVE ATTEND CDIS MEETING
VILLAGE OF BRADNER	\$64,100	YES
VILLAGE OF CUSTAR	\$61,700	YES
VILLAGE OF NORTH BALTIMORE	\$24,100	YES
CITY OF NORTHWOOD	\$100,000	YES
VILLAGE OF PORTAGE	\$63,100	YES
VILLAGE OF PEMBERVILLE	\$66,600	YES
PERRYSBURG HEIGHTS COMMUNITY ASSOCIATION	\$55,000	YES
VILLAGE OF RISINGSUN	\$65,100	YES

FY 16 Projects Funded:

Bradner - \$50,000
 North Baltimore - \$35,500
 NWWSD- \$40,000
 Walbridge - \$36,500

FY 16 Alternates:

Haskins - \$32,500
 Weston - \$30,400

PROJECT DESCRIPTIONS

VILLAGE OF BRADNER – QUALIFIED BY AN INCOME SURVEY

Replace approximately 1740 linear feet of 6" water main on Caldwell Street. Project will include installation of new 8" ductile iron waterline with new valves, the relocation of existing meter pits and three new fire hydrants. (As part of Critical Infrastructure Grant)

CDBG Funds Requested	\$ 64,100
Local Contribution	\$206,300*
Total Project Cost	\$370,400

*Applied for CIG - \$280,000, Local share - \$26,375 (7.12%), Total 55.97%

VILLAGE OF CUSTAR – QUALIFIED BY INCOME SURVEY

Reconstruct approximately 1360 linear feet of asphalt pavement and install 4 curb ramps, reconstruct one catch basin and one manhole on Superior Street.

CDBG Funds Requested	\$61,700
Local Contribution	\$71,700*
Total Project Cost	\$133,400

*Local share \$61,700, Legacy \$10,000 - Local Share – 53.75%

VILLAGE OF NORTH BALTIMORE – PROJECT IS NOT ELIGIBLE/DOES NOT QUALIFY

Purchase a new Police SUV which will be used within village limits for daily village patrol and to combat growing opioid problem in North Baltimore.

CDBG Funds Requested	\$24,100
Local Contribution	\$ 8,500 (Local Share – 26%)
Total Project Cost	\$32,600

CITY OF NORTHWOOD – QUALIFIED BY INCOME SURVEY

Reconstruction of approximately 1,190 linear feet of asphalt pavement, replacing 2,380 linear feet of concrete curbs, adding 9,520 SF of new sidewalks with 6 curb ramps, reconstructing 6 catch basins, along Maryland Place between Andrus Rd and Brentwood Drive.

CDBG Funds Requested	\$100,000
Local Contribution	\$202,600 (local share - 33%)
Total Project Cost	\$302,600

VILLAGE OF PORTAGE – PROJECT IS NOT ELIGIBLE/DOES NOT QUALIFY

Reconstruction of approximately 290 feet of asphalt pavement, reconstructing 3 catch basins, and adding 1,200 SF of new sidewalks with 4 curb ramps on E. Main Street.

CDBG Funds Requested	\$ 63,100
Local Contribution	\$ 26,900 (Local Share – 29.89%)
Total Project Cost	\$ 90,000

VILLAGE OF PEMBERVILLE – QUALIFIED AS AN ADA IMPROVEMENT

Installation of approximately 38 curb ramps and/or detectable warning pads and installation of additional 12 ADA detector pads in existing sidewalk, and re-pavement of 2532 square feet of sidewalk to meet ADA requirements throughout the Village of Pemberville.

CDBG Funds Requested	\$66,600
Local Contribution	\$ 17,400 (Local Share – 20.71%)
Total Project Cost	\$84,000

PERRYSBURG HEIGHTS COMMUNITY CENTER – QUALIFIED BY INCOME SURVEY

Replace the roof on the original portion of the Perrysburg Heights Community Center. Installation of sidewalks and street lights on Apex and Broad Streets, construction of a covered pavilion, and resurfacing existing parking area. (Part of Neighborhood Revitalization Grant Application (NRG))

CDBG Funds Requested	\$55,000
Local Contribution	\$500,000 *
Total Project Cost	\$629,900

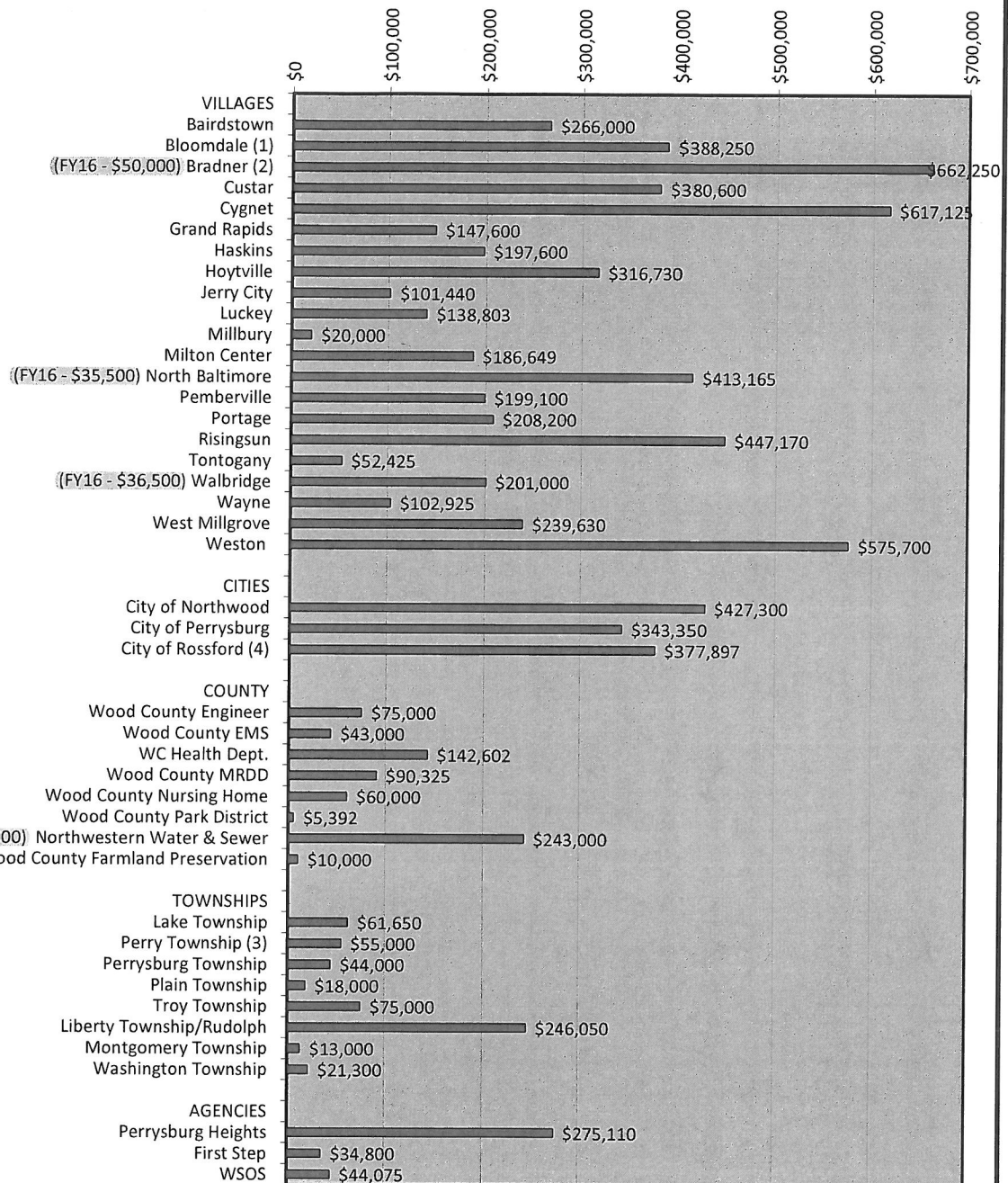
*Applied for NRG grant –short on local funds.

VILLAGE OF RISINGSUN – MAY POSSIBLY QUALIFY AS AN ADA IMPROVEMENT

Reconstruction of approximately 2,980 LF of sidewalk along Main Street from village limits to US23. Project to include the installation of ADA ramps at all intersections.

CD CDBG Funds Requested	\$ 65,100
Local Contribution	\$ 65,300 (Local Share – 24.94%)
Total Project Cost	\$130,400

Community Development Block Grant (CDBG) Distribution of Dollars FY1982 - FY2016



Does not include match dollars

-1 - \$25,000 ambulance purchase; service area includes Bloomdale, Bairdstown, Jerry City, Cygnnet, Bloom Township, and part of Perry Township.

-2 - \$36,200 ambulance purchase; service area includes Bradner, Wayne, Risingsun, West Millgrove, Montgomery Township, and Perry Township.

-3 - \$55,000 fire pumper purchase; service area includes Perry Township and West Millgrove

Other notes:

·254 projects completed or ongoing (FY16) program continuing in 35 years.

·CDBG's distribution to 44 local governments or agencies

·\$9,328,550 CDBG dollars received and/or encumbered (\$823,951 used for administration)

EXAMPLES OF FUNDING SCENARIOS

Example 1	Custar	61700
	Northwood	80300
	Pemberville	56000
	Perrysburg Heights	55000
	Total	\$253,000
Example 2	Perrysburg Heights	50600
	Risingsun	50600
	Bradner	50600
	Custar	50600
	Pemberville	50600
	Total	\$253,000
Example 3	Bradner	75000
	Northwood	107000
	Risingsun	78000
	Total	\$253,000
Example 4	Bradner	60000
	Custar	60000
	Northwood	70000
	Pemberville	63000
		\$253,000
Example 5	Perrysburg Heights	64500
	Risingsun	64500
	Custar	66000
	Bradner	58000
		\$253,000

Most scenarios gave the communities more or less money than they requested in order to use all of our grant funds. Funding amounts and number of projects can be adjusted.