

Wood County  
Planning Commission  
**WCPC**

**WOOD COUNTY PLANNING COMMISSION**

**AGENDA**

**November 6<sup>th</sup>, 2018 at 5:30 PM**

The Wood County Planning Commission will meet in regular session on Tuesday, November 6<sup>th</sup>, 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 October 2018 Planning Commission Meeting Minutes.

**ZONING – LAKE TOWNSHIP**

First Solar LLC has submitted a request to rezone two (2) parcels of land in Section 18 of Lake Township from an A-1 Agricultural zoning classification to an M-2 Heavy Industrial zoning classification. The parcels are currently zoned A-1 Agricultural, but surrounded to the north, south, and east by lands zoned M-2 Heavy Industrial. First Solar has acquired these parcels and wish to have them zoned M-2 in order to comply with the surrounding zoning and land uses. Said parcels are also part of First Solar's expansion area. The parcels are located in Section 18 of Lake Township. More specifically, the parcels are located on the east side of Tracy Road between State Route 795 and Keller Roads.

**PUBLIC FORUM**

**CHAIRMAN'S/COMMISSION MEMBER'S TIME**

**WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT**

Staff activities for October 2018 will be reviewed.

**DIRECTOR'S TIME**

**ADJOURNMENT**

*Please make plans to attend!*

**Meeting Minutes**  
**Wood County Planning Commission**  
**October 2, 2018 @ 5:30pm**

The Wood County Planning Commission met in regular session on Tuesday, October 2, 2018 at the County Office Building in Bowling Green, Ohio. Planning Commission staff in attendance was David Steiner and Katie Baltz. Planning Commission members in attendance were Tony Allion, Rob Black, Ted Bowlus, Doris Herringshaw, Craig LaHote, John Musteric, and Erik Wineland. 2 guests were in attendance.

Chairman, Rob Black, called the meeting to order.

**Old Business**

**New Business**

Mr. Musteric stated that in the September meeting minutes, Page 3, Paragraph 3, East Sunset Maple Drive needed to be changed to Sunset Maple Drive. Ms. Herringshaw made a motion to approve the September 2018 Planning Commission meeting minutes with said correction. Mr. Allion seconded the motion, Commission members responded in full support.

**SUBDIVISION - MIDDLETON TOWNSHIP**

ESA Engineers submitted a final plat entitled "Saddlebrook Plat Nineteen".

Mr. Steiner stated that the plat was the nineteenth and final phase of the Saddlebrook subdivision. Mr. Steiner stated that plat nineteen contained seventeen (17) single family lots, covered approximately 6.946 acres of land and would be accessed by the extension of Reddington Court.

Mr. Steiner stated that the plat was located in the southwestern portion of the existing Saddlebrook development. Mr. Steiner noted that the plat of Saddlebrook plat Eighteen (18) bordered to the east, Saddlebrook Plat Seventeen (17) bordered to the north, the Village at Hull Prairie Meadows and Hull Prairie Meadows Plat Two bordered the plat to the south, and unplatted lands were located to the west.

Mr. Steiner stated that the plat along with lands to the north, west, and east were all zoned R-3 Residential. Mr. Steiner stated that lands to the south in the Hull Prairie Meadows developments were zoned R-3 PUD. Mr. Steiner noted that there were no floodplains or wetlands on the parcels and that all utilities were available to the subject plat.

Mr. Steiner stated that he had found no errors with the plat, and noted that The Wood County Engineer also reviewed the plat and found minor errors. Mr. Steiner stated that he recommended approval of Saddlebrook Plat Nineteen.

There being no discussion on the item, Mr. Allion recommended approval of final plat, "Saddlebrook Plat Nineteen". Mr. Bowlus seconded the motion.

Mr. Black called for a vote.

Mr. Arnold-Absent, Mr. Black-Yes, Mr. Bowlus-Yes, Mr. Brossia-Absent, Ms. Herringshaw-Yes, Mr. LaHote-Yes, Mr. Musteric-Yes, Ms. Ruland-Absent, Mr. Schuerman-Absent, Mr. Wineland-Yes, Mr. Allion-Yes.

**Special Presentation-Linda Holmes**

Ms. Linda Holmes, Prosecutor for the Civil Division of the Wood County Prosecutor's office presented information to Commission members. Ms. Holmes spoke about spot zoning, ORC 711 Planning Commission Plat Approval, ORC 713 Planning Commission Duties, ORC 519 Township Zoning, among other topics.

Following a lengthy discussion, Mr. Black thanked Ms. Holmes for her time and presentation.

**PUBLIC FORUM**

**DIRECTOR'S TIME**

**Staff Activity Report**

Mr. Steiner reviewed the staff activities performed in September 2018.

**CHAIRMAN'S TIME/COMMISSION MEMBERS' TIME**

Mr. Black stated that Mr. LaHote and Mr. Allion had been tasked to make the recommendations for 2019 officers of the Planning Commission.

There being no further items of business, Mr. Wineland made a motion to adjourn the October 2, 2018 Planning Commission Meeting, Mr. Wineland seconded the motion, Commission members responded in full support, meeting adjourned.

**ITEM # 1 – ZONING– LAKE TOWNSHIP**

**APPLICANTS:**

First Solar LLC  
28191 Cedar Park Blvd.  
Perrysburg, OH 43551

**PROPOSAL**

Applicants have submitted a request to rezone two (2) parcels of land in Section 18 of Lake Township from an A-1 Agricultural zoning classification to an M-2 Heavy Industrial zoning classification. The parcels currently exist as lone residential properties amid the area where First Solar LLC is expanding their operations. The parcels are currently zoned A-1 Agricultural, but surrounded to the north, south, and east by lands zoned M-2 Heavy Industrial. First Solar has acquired these parcels and wish to have them zoned M-2 in order to comply with the surrounding zoning and land uses. Said parcels are also part of First Solar’s expansion area.

**LOCATION**

The parcels are located in Section 18 of Lake Township. More specifically, the parcels are 1.12 and .48 acres of land and are located on the east side of Tracy Road between State Route 795 and Keller Roads. The unzoned portion of Perrysburg Township lies directly across Tracy Road to the west, and the Friendly Village Mobile Home Park is also located to the west of the subject parcels

**LAND USE AND ZONING**

Subject parcels are still zoned A-1 Agricultural. Lands to the north, east and south are zoned M-2 Heavy Industrial. Lands to west are located in Perrysburg Township and are unzoned. The Wood County Land Use Plan has this are classified as being in a growth management area and a targeted economic development area. Land use in the area is predominantly industrial with higher density residential occurring to the west in the Friendly Village Mobile Home Park.

**ATTACHMENTS**

- 1-A. Location Map
- 1-B. Zoning Map

**STAFF ANALYSIS**

This request is fairly straight forward. First Solar LLC has acquired the subject parcels and wishes to rezone them to conform to the existing M-2 Heavy Industrial Zoning and the land uses occurring in their expansion area. Once the parcels have been rezoned, First Solar’s land will be entirely zoned M-2 Heavy Industrial, which is the best classification of the land.

As with any rezoning request, the Planning Commission is only making a recommendation. The final approval rests with Lake Township.

**STAFF RECOMMENDATION**

The Director recommends that the Planning Commission recommend to Lake Township that the Township approve this request.



**ATTACHMENT 1-A - ZONING MAP**

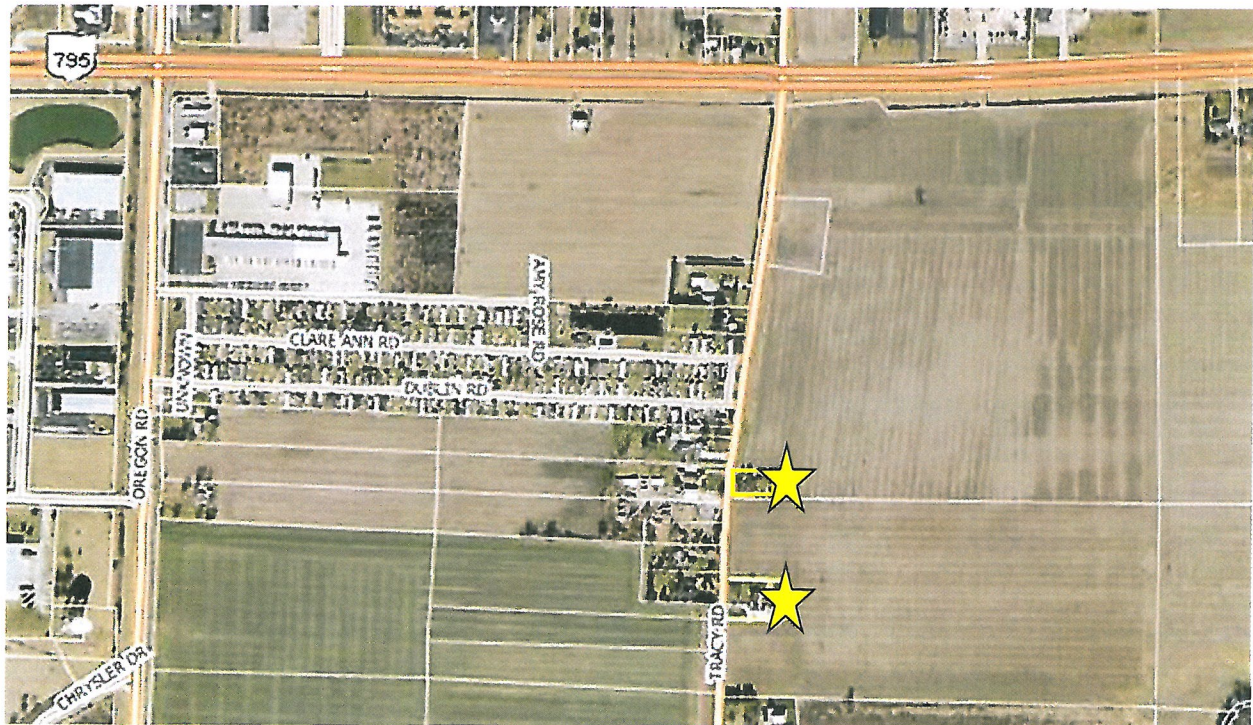
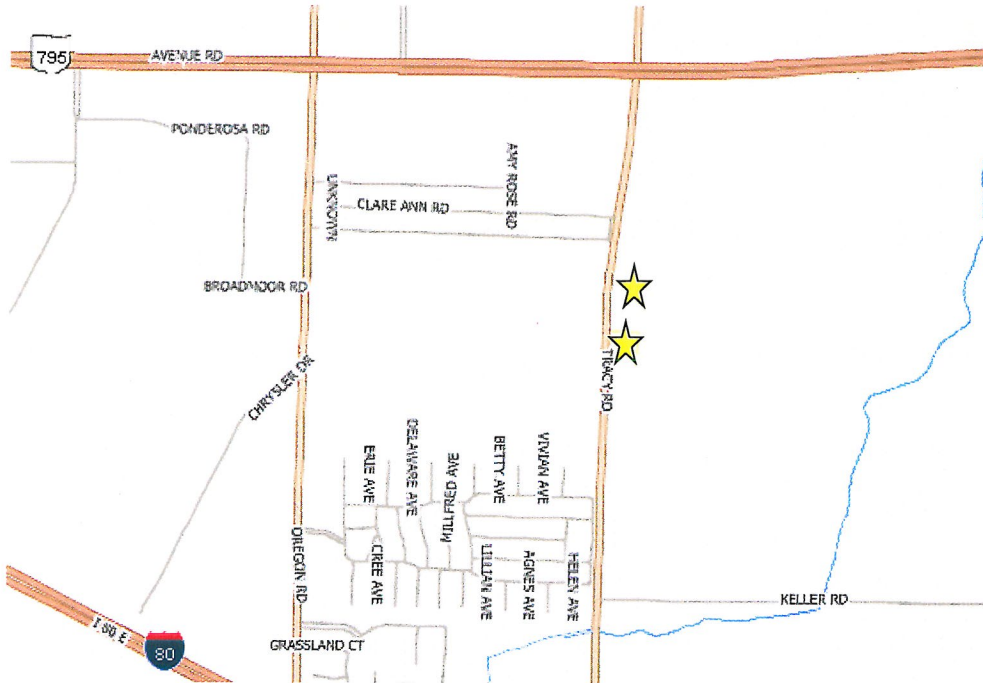
**PARCEL INFORMATION**

**FIRST SOLAR INC**

27922 TRACY RD. & 28024 TRACY RD.

2 PARCELS TO BE REZONED

REQUESTED TO REZONE FROM A-1 to M-2

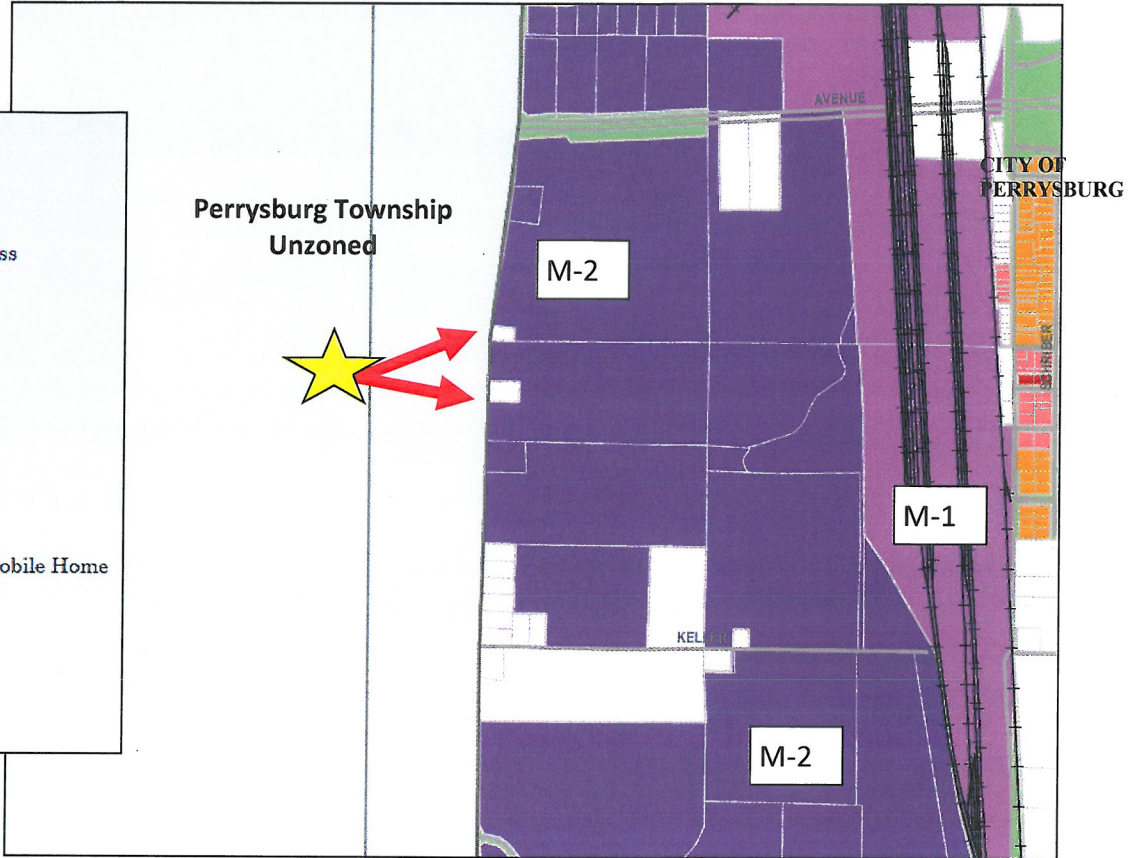




**ATTACHMENT 1- B. – ZONING MAP**

**Zoning Legend**

	A-1: Agricultural
	B-1: Neighborhood Business
	B-2: General Business
	B-3: Highway Business
	M-1: Light Industrial
	M-2: Heavy Industrial
	R-1: Suburban Residential
	R-2: Residence
	R-3: Multiple Dwelling; Mobile Home
	S-1: Special
	U: Unzoned
	UN: Unknown



**LEGEND**

	Townships
	Municipalities - City
	Municipalities - Village
	Growth Management Areas
	Rural Management Areas
	Enhancement Areas
	Targeted Economic Development Areas
	Reinvestment Areas
	Natural Resources/Water Quality Management Areas
	Parks/Open Space
	Maumee River Recreation Area
	Water

