

Wood County
Planning Commission
WCPC

WOOD COUNTY PLANNING COMMISSION

AGENDA

March 5th 2019 at 5:30 PM

The Wood County Planning Commission will meet in regular session on Tuesday, March 5th, 2019 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 2019 Planning Commission Meeting Minutes

ZONING – HENRY TOWNSHIP

The Henry Township Trustees have submitted a Resolution to initiate the rezoning approximately 1,920 acres of land in the southwest portion of the Township, directly south of the CSX Intermodal Facility from an A Agricultural zoning classification to an Industrial zoning classification. No specific end use has been identified; however it has been the intent of the Henry Township Trustees, the Wood County Economic Development Commission, the Wood County Port Authority, and the Wood County Planning Commission to have this area rezoned to an industrial zoning classification for quite some time.

ZONING – TROY TOWNSHIP

A Stanley and Kathryn A. Chlebowski have submitted an application to rezone a 69.85 acre parcel of land from an A-1 Agricultural zoning classification to an I-1 Light Industrial zoning classification. The applicants have stated they intend to install a solar array on the parcel. The subject parcel is located on the south side of State Route 163/Genoa Road, between Luckey Road and Lemoyne Road, in section four of Troy Township.

SUBDIVISION – MIDDLETON TOWNSHIP

Feller Finch & Associates on behalf of McCarthy Builders have submitted a request to extend preliminary plat approval for the Village at Riverbend and River Bend Lakes Plats 4-6. Since these are phased subdivisions, preliminary plat approval must be requested in writing yearly.

PUBLIC FORUM:

CHAIRMAN'S/COMMISSION MEMBER'S TIME

DIRECTOR'S TIME

WOOD COUNTY PLANNING COMMISSION STAFF ACTIVITIES REPORT
Staff activities for February 2019 will be reviewed.

ADJOURNMENT

Please make plans to attend!

Meeting Minutes
Wood County Planning Commission
February 5, 2019 @ 5:30pm

The Wood County Planning Commission met in regular session on Tuesday, February 5, 2019 at the County Office Building in Bowling Green, Ohio. Planning Commission staff members in attendance were David Steiner and Deminique Heiks. Planning Commission members in attendance were: Tony Allion, Steve Arnold, Ted Bowlus (arrived at 5:42 pm), John Brossia, Doris Herringshaw, Craig LaHote, John Musteric, Jeffrey Schaller, John Shuerman, and Erik Wineland. No guests were in attendance.

Chairman John Musteric called the meeting to order.

Old Business

New Business

Mr. Schuerman made a motion to approve the January 2018 Planning Commission meeting minutes. Mr. Wineland seconded the motion. Mr. Musteric called for a vote.

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

ZONING – MIDDLETON TOWNSHIP

The Middleton Township Zoning Commission submitted an application to make a series of “housekeeping” updates to their current zoning resolution.

Mr. Steiner stated the Middleton Township zoning inspector told him he was not going to attend the Planning Commission meeting because the application was self-explanatory.

Mr. Steiner provided an overview of the application. Mr. Steiner stated the updates predominantly included language and use changes. Mr. Steiner stated the township zoning commission had drafted the changes and that the township trustees have the final decision as to whether or not to approve the amendments.

Mr. Wineland asked Mr. Steiner if there were any recent zoning changes regarding medical marijuana. Mr. Steiner answered no. Mr. Steiner stated he encourages trustees to pass a resolution prohibiting these businesses when townships reach out to him for guidance on this matter. Mr. Steiner stated prohibiting these businesses would give the townships time to develop zoning regulations for them. Mr. Steiner stated the zoning approach he would suggest would be treating the businesses like adult entertainment.

Mr. Schuerman made a motion to recommend that Middleton Township approve the request to make the series of updates to the zoning resolution. Mr. Allion seconded the motion.

Mr. Musteric called for a vote.

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

PUBLIC FORUM

CHAIRMAN'S TIME/COMMISSION MEMBERS' TIME

DIRECTOR'S TIME

Mr. Steiner asked the members if they would be interested in him providing short presentations on specific topics during the upcoming meetings.

Mr. Wineland asked for clarification on the different types of authority held by the Planning Commission and the County Commissioners over the office of the Planning Commission. Mr. Wineland specifically asked if the Planning Commission office answers to the Planning Commission or the County Commissioners. Mr. Steiner stated that the Planning Commission is the appointing authority, so the office answers to the Planning Commission. Mr. Steiner also noted that the County Commissioners sit on the Planning Commission and provide the funding for the office. Mr. Steiner stated he reports to the County Administrator for day-to-day operations.

Mr. Musteric asked if the Planning Commission staff could send out information to the commission members about the new addresses they issue. Mr. Steiner stated he already includes that information in the staff activities report. Ms. Herringshaw stated it would be helpful to also receive the address locations. Multiple commission members stated they were interested in receiving a more detailed version of the staff activities report prior to the meetings.

Mr. Steiner asked for more specifications for the new report. Mr. Wineland suggested forming a subcommittee to determine some guidelines. After much discussion, the commission members decided the Planning Commission staff should send the staff activities report with the agenda packet. They instructed the staff to include more details.

Staff Activity Report

Mr. Steiner reviewed the staff activities performed in January 2019.

Mr. Schaller asked if the address and split totals were typical. Mr. Steiner answered the numbers were lower than usual.

Mr. Wineland asked if any of the Planning Commission grants help with flooding issues. Mr. Steiner answered no.

Mr. Musteric provided an update on Freedom Estates. Mr. Musteric stated nobody has come to his office to petition for maintenance to place the existing storm water drainage system(s) under maintenance.

Mr. Wineland made a motion to adjourn the February 5, 2019 Planning Commission meeting. Mr. Schaller seconded the motion. Commission members responded in full support. The meeting adjourned.

DRAFT

ITEM # 1 – ZONING– HENRY TOWNSHIP

APPLICANTS:

Henry Township Trustees
14960 Quarry Road
North Baltimore, OH 45872

PROPOSAL

The Henry Township Trustees have submitted a Resolution to initiate the rezoning approximately 1,920 acres of land in the southwest portion of the Township, directly south of the CSX Intermodal Facility from an A Agricultural zoning classification to an Industrial zoning classification. No specific end use has been identified, however it has been the intent of the Henry Township Trustees, The Wood County Economic Development Commission, the Wood County Port Authority and the Wood County Planning Commission to have this area rezoned to an industrial zoning classification for quite some time.

Location map

ATTACHMENTS

- 1-A Detailed written description of the area to be rezoned
- 1-B Location Map

STAFF ANALYSIS

As stated above, no end use or user has been specifically named. Given this, it is the suggestion of the Planning Commission Staff that the Planning Commission members approach this item as a land use issue only, and not focus on an end use.

The subject property consist of approximately 1,920 acres of land in the southwest portion of Henry Township on the south side of State Route 18, and directly south of the existing CSX Intermodal Facility. Liberty Hi borders the subject property to the east and Range Line Road border the subject property to the east and Hancock County borders the property to the south.

The subject property is currently zoned A Agricultural. Lands to the west are located in Jackson Township and are unzoned. Lands to the east are zoned A Agricultural, lands to the south are located in Hancock County, and land to the north at the CSX Intermodal facility is exempt from zoning. Henry Township also has a Planned Business District Overlay Zone. This is a specific geographic area that Henry Township has defined within their current Zoning Resolution that places further zoning restrictions on things such as access, setbacks, parking, etc. Any industrial end use would be subject to this overlay zone. Lastly, the Wood County Land Use Plan has identified this area as being in a targeted economic development area and a growth management area.

There are no floodplain areas located on the parcels. There appears to be one (1) identified wetland on the parcels. Specifically, it appears that an individual woodlot is identified as a wetland by the US Fish and Wildlife Service. The US Army Corp. of Engineers regulates wetland development and any development on the site would require coordination with the Corp. of Engineers. Lastly all utilities are also available to the site

STAFF RECOMMENDATION

As stated throughout this agenda item report, the area where this proposed rezoning request is located at is an area that several agencies have prepared for future economic development. Utilities are in place, access management has been taken into account, the CSX Intermodal facility is located to the north, and an additional level of zoning in the form of an Overlay Zone has been applied to the specific area.

Given these factors, the Wood County Planning Commission Staff recommends to Henry Township that the Township approve this request.

ATTACHMENT 1-A

EXHIBIT FOR ZONING AMENDMENT APPLICATION –

HENRY TOWNSHIP INDUSTRIAL ZONE, PLANNED BUSINESS DISTRICT

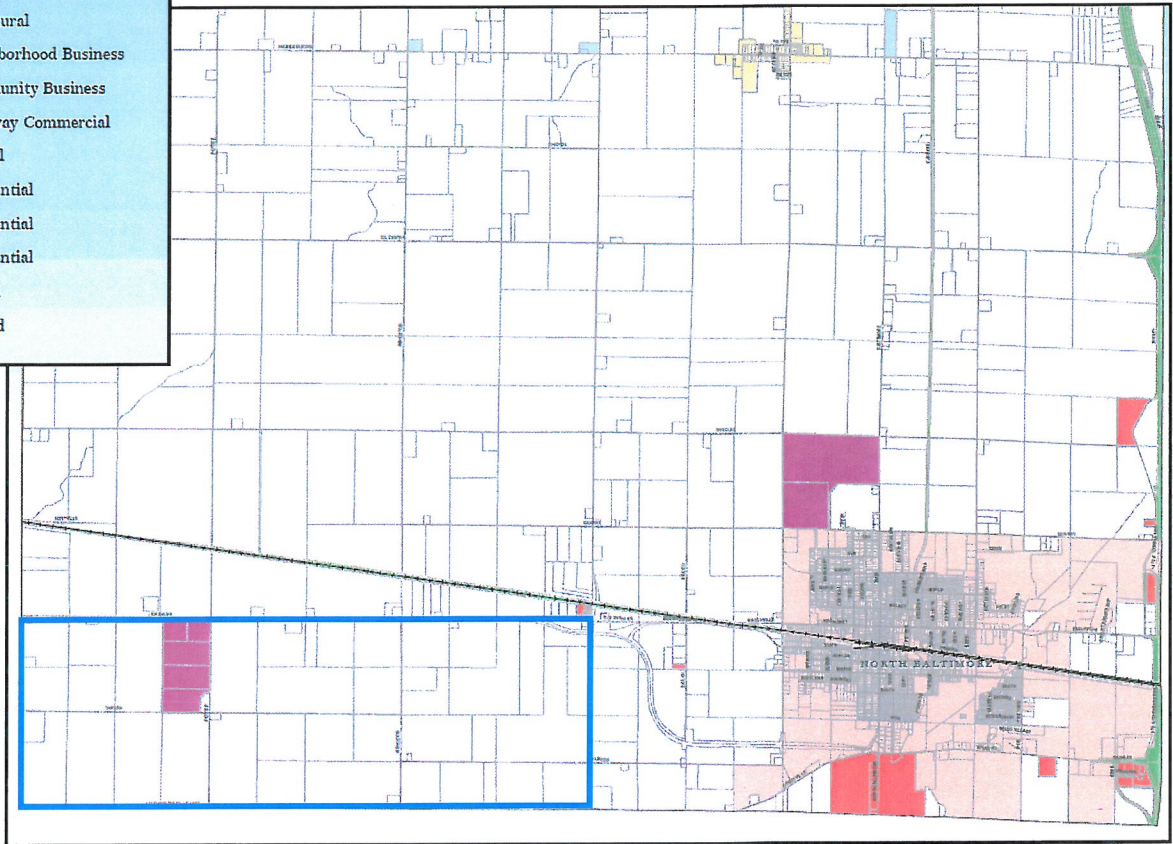
The boundaries of the proposed district include those parcels that are located within the following geographic area:

Beginning at the southeast corner of the intersection of State Route 18 (Deshler Road) and Rangeline Road, thence east a distance of 15,840 ft. to the intersection of State Route 18 (Deshler Road) and Liberty Hi Road. Thence south a distance of 5,280 ft to the intersection of Liberty Hi Road and northern boundary line of the Wood and Hancock County Lines. Thence west a distance of 15,840 ft. to the intersection of Hancock-Wood County Line Road and Rangeline Road. Thence north a distance of 5,280 ft. to the point of beginning.

ATTACHMENT 1-B

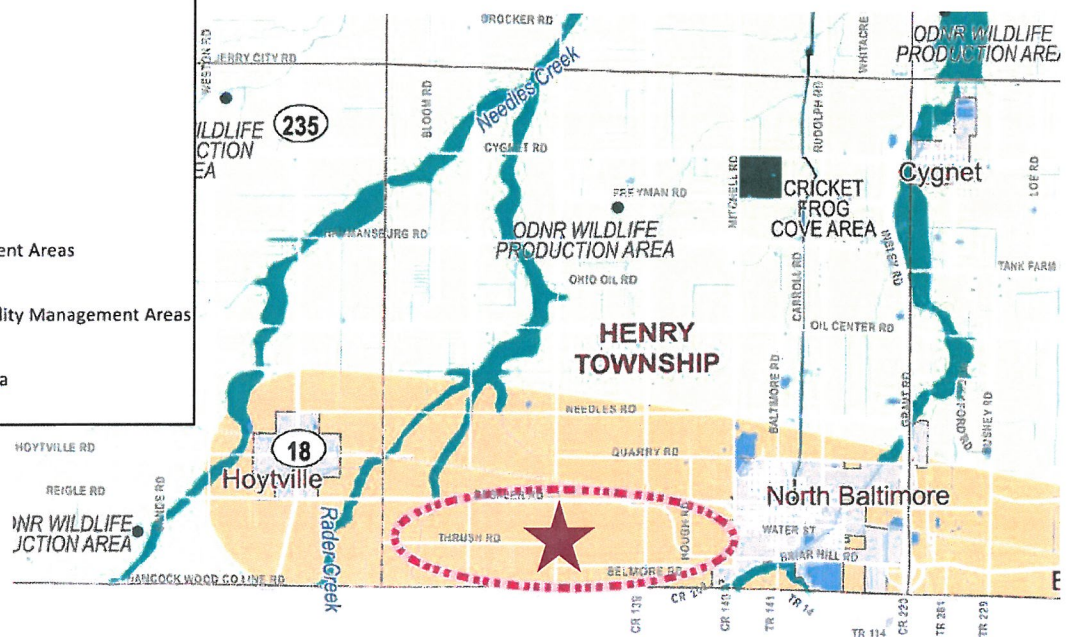
Zoning Legend

- A: Agricultural
- C-1: Neighborhood Business
- C-2: Community Business
- C-3: Highway Commercial
- I: Industrial
- R-1: Residential
- R-2: Residential
- R-3: Residential
- S-1: Special
- U: Unzoned



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



ITEM # 2 – ZONING– TROY TOWNSHIP

APPLICANT

Stanley and Kathryn A. Chlebowski
26084 Oregon Rd.
Perrysburg, OH 43551

PROPOSAL

The applicants seek to rezone a 69.85 acre parcel of land from an A-1 Agricultural zoning classification to an I-1 Light Industrial zoning classification. The applicants have stated they intend to install a solar array on the parcel.

LOCATION

The parcel is located on the south side of State Route 163/Genoa Road, between Luckey Road and Lemoyne Road, in section four of Troy Township. Clearwater Quarry is located west of the parcel. Key Cable and Supply is located east of the parcel.

LAND USE AND ZONING

The parcel is currently zoned A-1 Agricultural. The surrounding parcels to the north, south, and west are also zoned A-1 Agricultural. The lands to the east, between the parcel and Lemoyne Road, are zoned C-2 Community Retail Commercial and C-1 Neighborhood Commercial. According to the Future Land Use Plan, the parcel is located in a Growth Management area. Floodplain is present in the northern half of the parcel. Utilities are in the vicinity, but would need to be extended by the owner – developer of the parcel at their expense.

ATTACHMENTS

- 2-A: Location Map
- 2-B: Zoning Map

STAFF ANALYSIS

There are many factors to consider when determining if this proposed rezoning request should be recommended for approval or denial. In regards to a spot zoning situation, the subject parcel contains 69.85 acres, which far exceeds the accepted standard of parcels of land twenty (20) acres or less are considered to be spot zones. At first glance, it appears most of the land directly surrounding the parcel is zoned A-1 Agricultural. However, the lands to the east include multiple types of commercial zoning. Additionally, there are multiple instances where commercial zoning appears along State Route 163 between lands zoned A-1 Agricultural. Also, as noted above, the parcel totals 69.85 acres of land. The threshold for determining whether a rezoning would result in spot zoning involves a parcel or parcels totaling less than 20 acres. Then again, the choice to rezone to an I-1 Light Industrial zoning classification rather than a commercial zoning classification could appear to be inconsistent with area development.

According the Future Land Use Plan, the development that would result after the proposed rezoning would be appropriately situated near a major road. In fact, that parcel is also located near a highway and interstate. Furthermore, the parcel is located in a Growth Management area. This type of land use management area is “likely to experience the greatest transition in character from rural/agricultural to more suburban in character.”

STAFF RECOMMENDATION

Making a decision on this particular request is difficult. There is no industrially zoned property in the near vicinity of the subject property, however there is commercially zoned land to the east of the parcel, and this land houses a commercial operation. Rezoning to industrial could be construed as a spot zone since there is no other industrially zoned land nearby, but given the large acreage, it exceeds the twenty acre rule of thumb for spot zoning. Utilities are also in the area and could be extended at the developer's expense.

After reviewing the request and thoroughly reviewing the potential scenarios that may arise from any decision, the Planning Commission Staff's recommendation is as follows:

1. The Township should not deny the request.
2. The Township can approve the request to rezone the entire 69 acres to I-1 Light Industrial. It needs to be kept in mind though that while the applicant(s) have indicated that they wish to install a solar array on the parcel, any end use permitted in an I-1 district would be permitted should the land be rezoned. Additionally, depending on the end use, utilities are in the vicinity, but would need extended at the developer's expense.
3. The Township could decide to amend their current zoning resolution to read that this type of end use (solar arrays) can be a conditional use in an area zoned A-1 Agricultural. This wouldn't alter the underlying zoning of the parcel, and the township could place reasonable conditions on the end use, but the applicant and or land owners may benefit from not having to deal with as much potential pushback and protest from the township and neighboring land owners. By keeping the land zoned A-1 Agricultural, it is likely that fears of zoning classification changes may be nullified.

The Planning Commission Staff tries very hard to provide a clear and concise recommendation to the Planning Commission members, and in most instances, this can be done. With this item though, it is more difficult to provide a clear decision, and the Staff is equally comfortable with either options. However, the Staff does not recommend denial of the request.

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

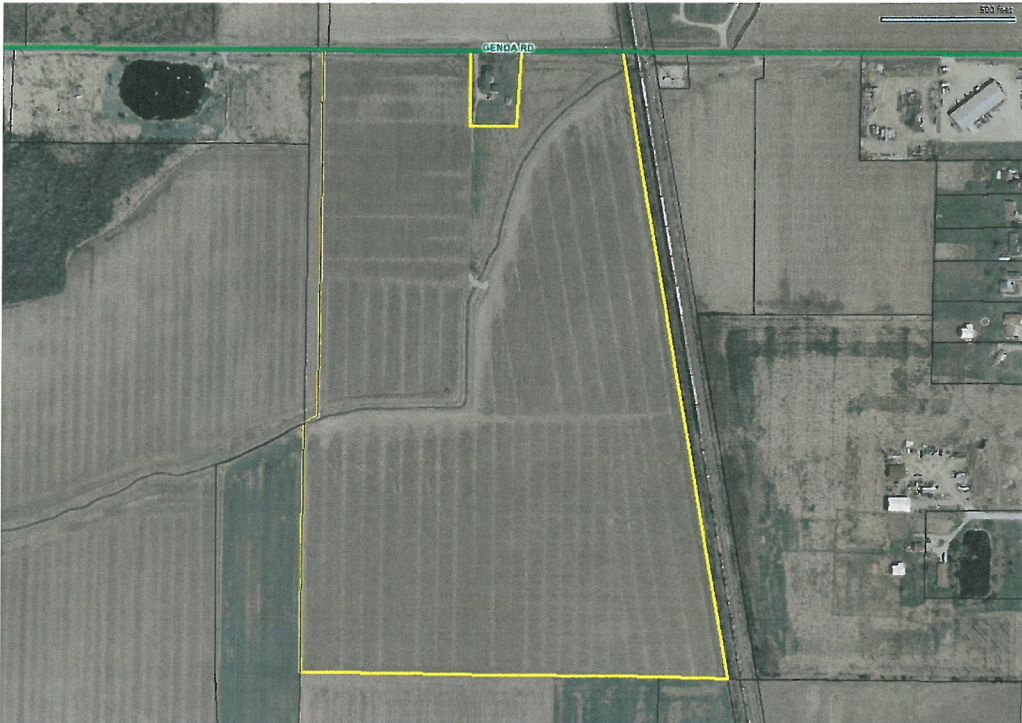
ATTACHMENT 2-A

Parcel Information

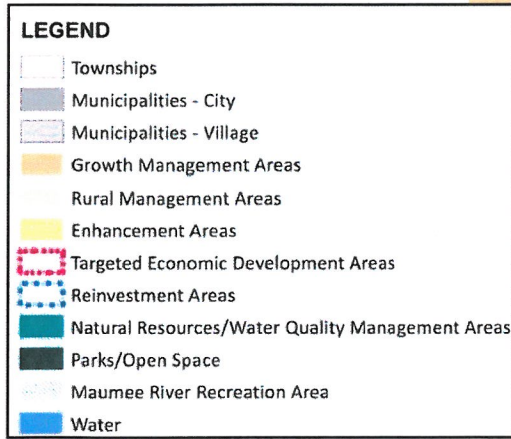
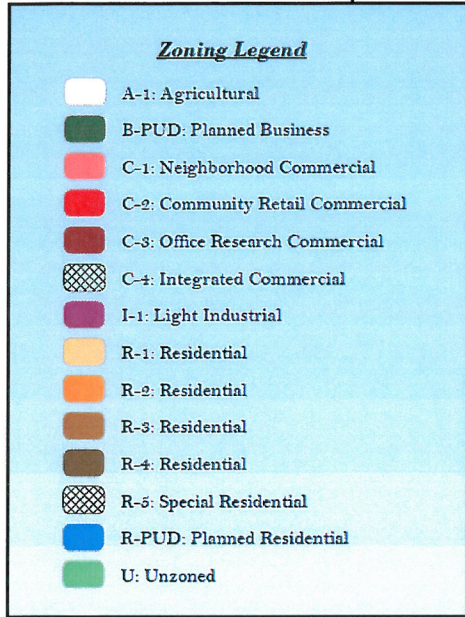
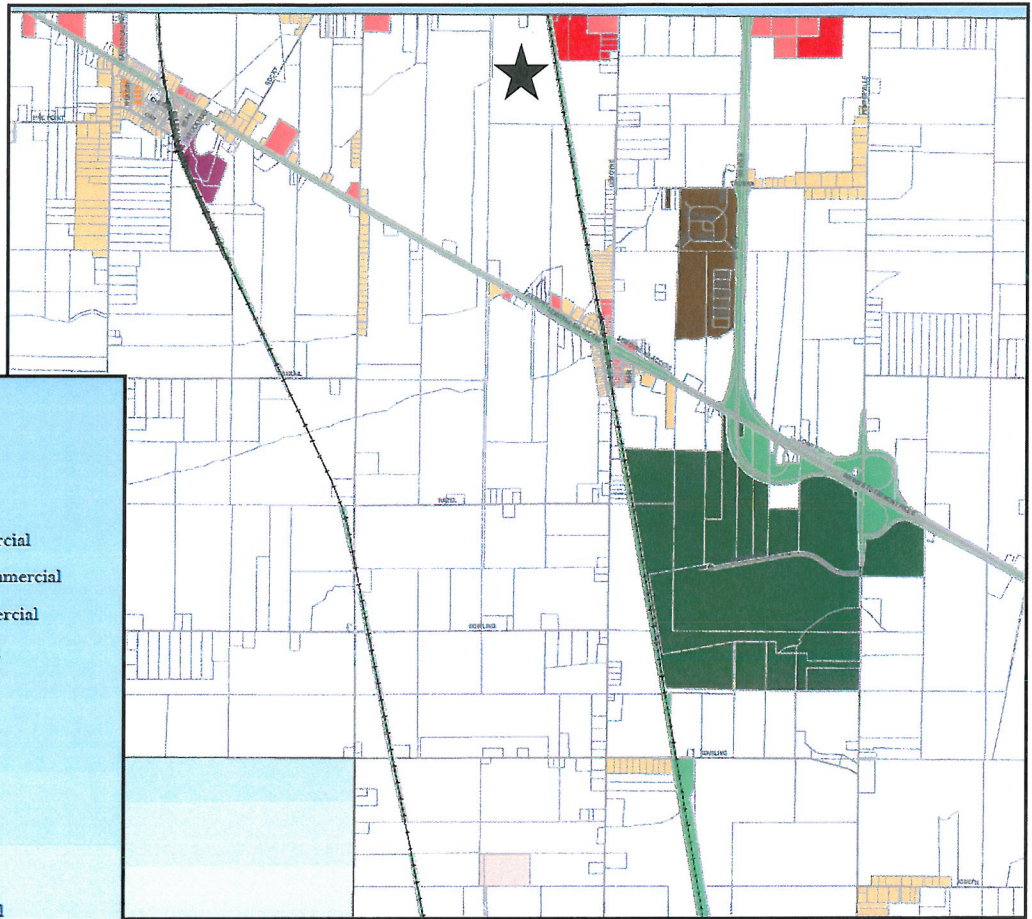
Owners: Stanley and Kathryn A. Chlebowski

Parcel #: U70-612-040000005500

Request: Rezone from A-1 to I-1



ATTACHMENT 2-B



ITEM # 3 – SUBDIVISIONS– MIDDLETON TOWNSHIP

APPLICANT:

Feller Finch & Associates
1683 Woodlands Drive
Maumee, OH 43537

PROPOSAL

Feller Finch & Associates on behalf of McCarthy Builders have submitted a request to extend preliminary plat approval for the Village at Riverbend and River Bend Lakes Plats 4-6. Since these are phased subdivisions, preliminary plat approval must be requested in writing yearly.

ATTACHMENTS

3-A Letter for The Village at Riverbend.
3-B Letter for River Bend Lakes Plats 4-6

STAFF ANALYSIS

Per the Wood County Subdivision Rules and Regulations phased subdivisions such as the Village at Riverbend and River Bend Lakes Plats 4-6, plat owners – developers – engineers must annually request an extension of preliminary plat approval. This allows applicants to extend their preliminary approval without having to resubmit a preliminary plat each year. Again, this is for phased subdivisions. If the preliminary plat as it was originally approved changes or is altered in any way, a new preliminary plat must be submitted for approval.

STAFF RECOMMENDATION

As nothing has changed in the originally approved preliminary plats, the Planning Commission Staff recommends that the request for preliminary plat approval for the Village at Riverbend and River Bend Lakes Plat 4-6 be granted.

FellerFinch
& ASSOCIATES, INC.
Engineers • Surveyors

1683 Woodlands Drive
Maumee, Ohio 43537
Phone: (419) 893-3680
Fax: (419) 893-2982
www.fellerfinch.com

Donald L. Feller, P.E.
Gregory N. Feller, P.E.
Aaron M. Feller

February 4, 2019

Mr. Dave Steiner
Wood County Planning Commission
One Courthouse Square
Bowling Green, OH 43402

RE: The Village at Riverbend
Project No. 10E07849

Dear Mr. Steiner:

We are requesting a twelve (12) month extension to the approved Preliminary Plat of The Village at Riverbend to May 2, 2020. We are requesting this extension be on the March Plan Commission meeting.

The preliminary plat drawing was originally approved on March 1, 2016 and expires on May 2, 2019. As of the date of this letter, plats 1, 2, 3 and 4 have been constructed. Plat 5 construction will commence in the winter/early spring of 2019. There have been no changes or modifications to the current approved drawing.

If you have any questions or need any additional information, please contact me.

Sincerely,

FELLER, FINCH & ASSOCIATES, INC.



Gregory N. Feller, P. E.
President

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& ASSOCIATES, INC.
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Maumee, Ohio 43537
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Donald L. Feller, P.E.
Gregory N. Feller, P.E.
Aaron M. Feller

February 4, 2019

Mr. Dave Steiner
Wood County Planning Commission
One Courthouse Square
Bowling Green, OH 43402

RE: River Bend Lakes Plats 4-6
Project No. 10E07893

Dear Mr. Steiner:

We are requesting a twelve (12) month extension to the approved Preliminary Plat of River Bend Lakes Plats 4-6. The preliminary plat drawing was originally approved on July 1, 2014 and expires on May 2, 2019. We are requesting the extension to May 2, 2020 to be heard at the March Plan Commission meeting. There have been no changes or modifications to the current approved drawing.

If you have any questions or need any additional information, please contact me.

Sincerely,

FELLER, FINCH & ASSOCIATES, INC.



Gregory N. Feller, P. E.
President

WOOD COUNTY PLANNING COMMISSION

Staff Activities Report February 2019

PLANNING AND ZONING

- Director and Planner met with the Troy Township Zoning Commission regarding various zoning questions and concerns.
- Had discussions with applicants, trustees and the Wood County Port Authority, the Wood County Prosecutor's Office, Henry Township and the Wood county Economic Development Commission regarding submission of a rezoning request for land in Henry Township.
- Reviewed proposed rezoning applications for Troy and Henry Townships.
- Provided Habitat for Humanity of Wood County with zoning guidance on "tiny houses".

COMMUNITY DEVELOPMENT

- Continued accepting applications for the PY18 CHIP grant.
- Entered into contract for administrative services for the PY18 Perrysburg Heights Association NRG Grant.
- Finalized RFQ (Request for Qualifications) language to send to various firms for soliciting engineering services for our PY18 Grants.
- Received official environmental review release for all components of the PY18 CHIP Grant.

ECONOMIC DEVELOPMENT

- Sent reporting forms for all firms with outstanding tax abatements in Wood County for annual reporting. Firms report back to the Planning Commission and Auditor's Office with information in regards to job creation figures, investment levels, etc. Director has until March 31st, 2019 to report this information to the State of Ohio.

ENVIRONMENTAL:

- Reviewed elevation surveys for various parcels of land at owner's request.

ADMINISTRATIVE

- Continued to train new Planner.
- Issued two rural addresses (Troy Township and Bloom Township), as of February 22nd.
- Reviewed and approved six parcel splits totaling approximately 28 acres and one combination totaling approximately three acres, as of February 22nd. The parcel combination and four of the parcel splits occurred in Perrysburg Township. Perry Township and Milton Township each had one parcel split.

February Splits and Combinations					
	2015	2016	2017	2018	Average
Splits	3	14	2	21	10
Combinations	3	7	1	2	3.25