

Woodcreek Gardens Variance Request

Woodcreek Gardens is a beautiful 18 acre parcel of land on the west side of the Village of Grand Rapids just south of Mary Jane Thurstan State Park. Within its borders are a relatively undisturbed 7 acre forest area with a natural creek emptying into the Maumee River, a 3.2 acre patch of former farm land, and a 4.4 acre pond area. There is also a 3 acre spot where we, Peggy and John Seab, chose to build our retirement home.



We fell in love with this property as soon as we set foot on it in late 2018. Certainly, it looks a bit rough with its forests crowded with invasive trees and brush, the pond a bit messy, and plenty of noxious weeds grabbing a spot on its neglected land.

But we saw beyond that. We saw a tremendous opportunity to establish a conservation area where we could help restore the ecological balance and natural health of the land.

Once we got our home built and moved in late 2021, we acquired some agricultural equipment and, with some help from our children and grandchildren, set out to develop a long-term plan and begin the real work of getting Woodcreek Gardens founded and its conservation goals established. We are making good progress but are now at the point where we need a Variance from the Village that will enable us to more fully utilize federal, state, and private conservation resources. The description given in the Variance follows (the full Variance Application document should be available at the Village office or Library or contact us & we'll email you a copy):

Enable the restoration and preservation of farm and neglected land to a more natural ecosystem that is friendly to native plants and wildlife with primary focus on:

- Replace former north tillage field...with native trees and wildflowers/meadow...
- Reduce/manage invasive & noxious species using environmentally compatible practices.
- Reduce/manage toxic pesticide and herbicide runoff into Thurstan Creek (which empties into the Maumee)
- Enable practices and management that will protect and transform the property into a more sustainable, healthier, and beautiful area that promotes ecological balance and sustainability while reducing landscape maintenance costs and environmental damage
- Enable management and care of the property that is consistent with the principles stated in Governor DeWine's 2019 House Bill 59 in support of Ohio native plants...



A Notice was published in Bowling Green Sentinel-Tribune Sept. 28 of a public meeting setup by the Village to approve/reject our Variance request:

NOTICE The Village of Grand Rapids Planning Commission will hold a public hearing on Thursday, Oct. 17, 2024 at 6:00 pm in the Town Hall located at 24282 Front Street to consider a variance requested by John & Peggy Seab to enable the restoration and preservation of farm and neglected land to a more natural ecosystem that is friendly to native plants and wildlife on the property located at 17530 Henry Wood County Line Rd. September 28 '24

Please help support the transformation and preservation of this property into a healthy and sustainable conservation area for our community. This is a long-term project that will benefit our community for many generations to come.

Thank YOU for your support, Peggy & John Seab