

Planning Commission Minutes – June 1, 2016

The Planning Commission met on the above date at 7:00 p.m. in the Administrative Services Building, 304 N. Church Street, Bowling Green, Ohio.

Members Present: Jeff Betts, Judy Ennis, Brady Gaskins, Gary Hess, Mark Hollenbaugh, Ryan Holley, Richard Michel, Kris Phillips, and Erica Sleek

Members Absent: None.

After roll call, Jeff Betts welcomed Judy Ennis to her first meeting as a new member of the Planning Commission.

Minutes: Minutes of the May 4, 2016 Planning Commission meeting were approved as submitted.

ELECTION OF OFFICERS

Mr. Betts asked for nominations for Chairperson of the Planning Commission. Ryan Holley nominated Mr. Betts and Brady Gaskins seconded. Mr. Betts was unanimously elected by a voice vote.

Mr. Betts then asked for nominations for the Vice Chairperson, with which Mr. Betts nominated Mark Hollenbaugh and Mr. Gaskins seconded. Mr. Hollenbaugh was unanimously elected by a voice vote.

Mr. Betts asked for nominations for the representative to the Zoning Board of appeals. Mr. Betts nominated Ms. Ennis and Mr. Holley seconded. Ms. Ennis was unanimously elected by voice vote.

LOBBY VISITATION

None

ANNEXATION

Of approximately 6.20 acres on the south side of Napoleon Road, located between 1502 Napoleon Road and 1518 Napoleon Road, identified as parcel number C11-511-290000016000, from Center Township. Steven and Marcia Seubert, petitioners.

Ms. Heather Saylor, Planning Director, stated the annexation is required by ordinance due to the property owner's request for utility services from the city. Mr. Seubert addressed the commission and advised that he and his wife wished to build a single-family home where only he and his wife would reside. He stated the home would be 2,400 square feet and would be set back more than 60 feet from the roadway.

Mr. Holley moved, Mr. Hess seconded, that the annexation be recommended to City Council. Motion carried unanimously.

INTERIM ZONING

Of approximately 6.20 acres on the south side of Napoleon Road, located between 1502 Napoleon Road and 1518 Napoleon Road, identified as parcel number C11-511-290000016000. Steven and Marcia Seubert, petitioners.

Ms. Sayler stated she is required by city ordinances to recommend the property be zoned what the property is currently zoned in the township, which is agricultural. However, she informed the commission they are able to recommend whatever zoning they decide upon.

Mr. Mark Hollenbaugh asked for the differences between R-1 and R-2 Single-Family Residential zoning districts. Ms. Sayler answered that the districts are very similar however, the R-1 district was created for lower density residential. Additionally, the R-1 district has a minimum front yard setback of 35 feet, which is 25 feet in the R-2 district.

Mr. Betts moved, Mr. Hollenbaugh seconded, that it be recommended to City Council this property be given the interim zoning of R-1, Single-Family Residential. Motion carried unanimously.

ORDINANCE AMENDMENTS

Proposed amendment to Section 150.03, concerning the definition of Indoor Sports Training Facility.

Proposed amendment to Sections 150.40 and 150.103 (D), concerning Site Plan Requirements for Zoning Certificates and S-District Site Plans.

Mr. Betts set both ordinance amendments for a Public Hearing at the July 6, 2016 meeting.

REPORTS

Representative to the Zoning Board of Appeals.

Ms. Sayler stated there were two requests in May. The first was a request to allow the construction of a deck that would attach an existing pool to the house at 822 North Christopher Street, which would create an encroachment of 20.5 feet into the 30 foot rear yard setback. This request was approved.

The second request was for the City of Bowling Green Parks & Recreation Department to allow the construction of an 8 foot tall fence located in the 25 foot front yard setback at 1330 Haskins Road (new athletic fields), which would be 4 feet taller than the maximum allowable height of 4 foot. This request was also approved.

Planning Department.

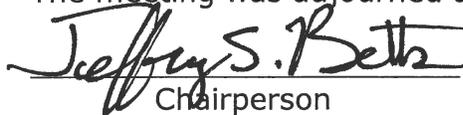
Ms. Saylor stated there have been 127 zoning permit applications so far this year, compared to 144 this time last year. Additionally, there have been 12 single-family home permits so far this year, compared to 15 at this time last year.

She also said the committee that has been reviewing consultant proposals for the creation of the Strategic Neighborhood Revitalization Plan conducted its last interview earlier this afternoon and will pick a top candidate to work with soon. The Municipal Administrator will then negotiate the contract. She also thanked Gary Hess, who helped with the process on behalf of Planning Commission.

Lastly, Ms. Saylor stated she will be leaving for the International Town/Gown Association annual conference this weekend in Chicago at Loyola University and will share a summary of presentations she attends.

ADJOURNMENT

The meeting was adjourned at 7:20 p.m.


Chairperson

7/5/16


Secretary