

Planning Commission Minutes - January 6, 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, Julie Burton, Gary Hess, Mark Hollenbaugh, Brady Gaskins, Richard Michel, Ryan Holley, Kris Phillips, and Erica Sleek.

Members Absent: None.

Minutes: Minutes of the December 2, 2015 Planning Commission meeting were approved as submitted.

PUBLIC HEARING

Annexation of approximately 30 acres on Newton Road from Plain Township. HCF Realty of BG, Inc., petitioner.

Ms. Heather Saylor, Planning Director, said the petitioner is requesting this annexation so they can tap into the city's utilities.

Mr. Revis Nickles, Director of Development for HCF Realty, said they plan to combine their two companies, the BG Manor and Blakely Care Center, into one business. He said they looked inside the City limits but they couldn't find a property that met their needs including lot size. Mr. Nickles said they bought the property at the corner of Newton Road and Haskins Road because the 30 acre lot that had utility access would be beneficial for the 112,000 square foot building they are proposing to build.

Mr. Nickles said the buildings the businesses currently occupy are aging since they were built in the 1970s. He said in order to be competitive in the market they need to upgrade what they offer residents. He said the new care center will fulfill the technology requests of residents while keeping with a more residential feel with a homelike environment and neighborhood concept instead of an "institution." He also mentioned that it is across the street from the City's Community Center which is zoned I-1, Institutional, which is what they are proposing.

Mr. Betts asked why they are going to request I-1.

Mr. Nickles said healthcare is a good institutional fit. He said neighbors would more than likely frown on other districts they could

Planning Commission Minutes - January 6, 2016 - Page 2

have asked for that would also allow dormitories and multiple-family housing, which is something they don't need. He also said another reason they liked the proposed location is the proximity to the Wood County Hospital and their current locations.

Mr. Betts asked what would be happening with the current buildings once they are vacant.

Mr. Nickles said they will be looking for potential buyers and if they don't find one that is a good fit for the district in which they are located the by a certain amount of time the buildings will be razed and sold as vacant lots.

Mr. Betts said that he appreciates that considerable thought has gone into the decisions HCF is making. He said they have always been good community members.

Mr. Nickles said they have always tried to be a good neighbor during the 40 years they have been a part of the Bowling Green community.

Mr. Kris Phillips asked about the high roofs that are indicated on the conceptual drawing. He asked what the second story would be used for.

Mr. Nickles said there won't be a second story. He said it mostly used for aesthetics and the only way that higher area will be used is for mechanical equipment including the sprinkler system. He said other than that it is higher to create a more open feel upon entering the buildings and they plan to use skylights and other natural lighting along with a streetscape design.

Mr. Nickles also commented that as far as architectural designs go they will also be using exterior materials you would see on residential homes such as brick and stone.

Mr. Phillips asked about way finding.

Mr. Nickles said way finding is important to them and they will be using techniques such as slightly different colors for the buildings, different roof designs and handrails that will be color coded as a guide for visitors and residents.

Ms. Sleek asked if current employees will be retaining their jobs.

Planning Commission Minutes - January 6, 2016 - Page 3

Mr. Nickles said they plan to retain current employees with the potential of hiring more depending on the need.

Mr. Nickles said he knows for instance they will need to hire outside sources in the community for yard care and snow removal because of the new property being larger.

Mr. Ryan Holley asked if HCF has a contingency plan if this annexation is not approved.

Mr. Nickles said he is hopeful this will be approved based on HCF's positive 40 year relationship with the community. He said they do not want to stay in the old (current) buildings because they want to be able to take care of the people who need to be taken care of. He said that is why they made an extraordinary investment in the plans of the new building and the purchase of the 30 acres.

Mr. Betts opened the public hearing and hearing no comments or questions, he closed the public hearing.

Mr. Richard Michel asked why the new building won't be a lot bigger than the space they already have.

Mr. Nickles said the size is based on community need. He said as the needs grow they can add to the structure.

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

INTERIM ZONING

For approximately 30 acres on Newton Road.

Mr. Betts moved, Ms. Sleek seconded, that it be recommended to City Council this property be given the interim zoning of I-1, Institutional. Motion carried unanimously.

SUBDIVISIONS

Stone Ridge Plat 7, Final Plat

Ms. Sayler said the Final Plat is in order for approval and all procedural requirements have been met along with a financial guarantee being submitted for improvements. She said there are 18 lots being proposed with most of the lots being 80' - 100' wide by 150' deep.

Planning Commission Minutes - January 6, 2016 - Page 4

Mr. Holley asked if this final plat is in line with the preliminary plat they approved.

Ms. Sayler answered that it is.

Mr. Holley moved, Mr. Betts seconded that this final plat be approved. Motion carried unanimously.

Stone Brook 1st Addition, Final Plat

Ms. Sayler said the Final Plat is in order for approval and all procedural requirements have been met along with a financial guarantee being submitted for improvements. She said there are 16 lots being proposed. She said 6 of the lots will be 0-lot line villa lots that are 62' wide x 130' deep and the remaining lots are proposed to be 90' wide by 140' - 150' deep.

Mr. Betts said he understood they were waiting for the electric division to determine the amount of escrow needed for the electric utilities portion.

Ms. Sayler said the electric superintendent said there is enough escrow in place to cover the costs that will be needed.

Mr. Holley moved, Mr. Hess seconded, that the final plat be approved. Motion carried unanimously.

LOBBY VISITATION

Mayor Richard Edwards said he wanted to say thank you and show his appreciation to the Planning Commission for their time and effort with regard to their hard work. He said he knows they don't usually get the well deserved pats on the back so he wanted to underscore his appreciation on behalf of the citizens of Bowling Green.

Ms. Sayler announced that there will be a joint public hearing with the Planning Commission and City Council on Tuesday, January 12, 2016 at 6:00 p.m. at the Wood County District Public Library. She said there will be a presentation by the chairperson of the Green Space Task Force with a discussion to follow. She said the item will then be placed on the Planning Commission's February agenda as Public Construction.

Planning Commission Minutes - January 6, 2016 - Page 5

REPORTS

Representative to the Zoning Board of Appeals. Burton said there was one request on the agenda and it was for an accessory building on a lot that did not have a primary structure. She said it was approved.

ADJOURNMENT

The meeting was adjourned at 7:38 p.m.

Chairperson

Secretary