

Planning Commission Minutes – April 1, 2015

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: Hollenbaugh, Phillips, Hess, Betts, Holley, Gaskins, Sleek and Burton.

Members Absent: Michel.

MINUTES

Minutes of the March 4, 2015 Planning Commission meeting were approved as submitted.

LOBBY VISITATION

Heather Sayler, Planning Director, thanked the Commission members who attended the training she and Matt Reger hosted recently. She said the next training is planned for Saturday, September 19th from 9-11 at the Wintergarden Nature Center.

She also mentioned that the American Planning Association (APA) is having a conference in Toledo from September 23-25, 2015 and while it isn't in the City's budget to cover the cost for the Planning Commission members she is hoping they would still try to attend the conference especially considering that this is the first time in 20 years it is being held so close to Bowling Green.

Sayler said the City is competing in the Frontier Communications America's Best Communities Competition. She said Fifty quarter-finalists will be selected in April, 2015 and awarded \$50,000 in development funds for their revitalization proposals. At the end of the competition in April 2017, the top three applicants will share \$6 million in prize money - \$3 million to the winner, \$2 million for second place and \$1 million for third place - money to be used to continue to implement their improvement plans.

PUBLIC HEARING

Rezoning Request for 8.41 acres on South Main Street from B-2, General Commercial and M-1, Light Industrial to R-4, Multiple-Family Residential, high density, zoning classification. James C. Koehler, petitioner.

Sayler said the procedural Requirements have been met. She said this is currently vacant ground but it was once the site of Dolgin Steel Company. She said there was previously a small building in the front that had various businesses over the years. Sayler said in 2003 the property was split and the Aldi store was constructed on the front lot.

She said with regard to the proposed rezoning all the utilities are in place and the City's Access Management Policies and Guidelines will be reviewed if there are any proposed changes in that way. She said no additional curb cuts are anticipated.

Sayler named the adjoining zoning districts which includes a couple of R-3, Multiple-Family Residential, Moderate Density areas and suggested that the City Staff would be more likely to recommend R-3 for this proposed rezoning than the R-4, Multiple-Family Residential, High Density as submitted.

Phillip Rooney, agent for the petitioner, said the location of this property with the lack of abundant frontage on Main Street is not a good location for commercial. He said the better use for this property is residential. Mr. Rooney said they chose R-4 zoning for its flexibility but they would be fine amending their request to R-3 if that would be more acceptable to the Commission.

Hollenbaugh asked what their target market looks like.

Rooney said they don't have that answer because they haven't ironed out the details yet as to how many bedrooms per unit, etc. and the fact they haven't done a market study yet.

Sleek asked if the plans are solely for apartments.

Rooney answered yes, definitely.

Betts asked how many buildings they are considering.

Rooney said tentatively there would be 9 buildings with 12 units in each but that can and probably will fluctuate after the market study.

Holley opened the public hearing.

Roger Anderson, 463 Truman, asked whether the wetlands behind the property will be an issue.

Sayler said she does have a copy of the master plan for the Park District and it shows the wetlands stopping well north of this property.

She also mentioned that she deals with floodplain issues; not wetland. Saylor said the Army Corp of Engineers handles wetlands.

Holley closed the public hearing.

Holley said he agrees the R-3 zoning designation would be more appropriate.

Hess said he believes the same thing and is glad to hear the petitioner is agreeable to amending to that classification.

Betts moved, Hess seconded, that the zoning designation of R-3, Multiple-Family Residential, Moderate Density be recommended to City Council. Motion carried unanimously.

REZONING REQUESTS

For 134 North Prospect Street from B-2, General Commercial to B-5, Transitional Central Business District zoning classification. Robert Maurer, petitioner.

This item was set for public hearing at the May 6, 2015 meeting.

For approximately 0.96 acre including 434 East Wooster Street from B-2, General Commercial to B-5, transitional Central Business District zoning classification. Robert Maurer and Myles & Myles Partnership, petitioners.

This item was set for public hearing at the May 6, 2015 meeting.

REPORTS

Representative to the Zoning Board of Appeals.

There was no report.

ADJOURNMENT

The meeting was adjourned at 7:30 p.m.

Chairperson

Secretary