

Planning Commission Minutes – June 3, 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, Hess, Betts, Holley, Gaskins, Sleek and Michel.

Members Absent: Burton and Phillips.

MINUTES

Minutes of the May 6, 2015 Planning Commission meeting were approved as submitted.

LOBBY VISITATION

John Fawcett, Municipal Administrator, thanked the Planning Commission for their years of dedication and stated that he will be retired by July 1, 2015.

Heather Saylor, Planning Director, said the City of Bowling Green has been asked to give a presentation at a Planning Conference at the end of September. She said it is an honor to be asked and Bruce Jeffers will be presenting. She said she hopes that since it will be held locally that the Planning Commission members will be able to attend the conference. She said more information will be forthcoming.

ELECTION OF OFFICERS

The Planning Commission members elected Betts as Chairperson, Hollenbaugh as Vice-Chairperson and retained Burton as the Representative to the Zoning Board of Appeals.

PUBLIC HEARINGS

Rezoning Request for approximately 0.16 acres at 425 East Wooster Street from B-2, General Commercial to B-5, Transitional Central Business District zoning classification. Bill and Mary Joy Burkle, petitioners.

Saylor said this request is for 3 parcels and is presently used as retail sales. She said it is surrounded by mostly B-5 zoning, with B-2 zoning to the west at this point in time. She said in rezoning this property it will be eliminating a non-conforming use. She said the owner will be able to build one more story if he chooses, which would be used as residential. She said screening recommendations are not necessary at this time.

Bill Burkle said he has owned the property since 1977 and he has no plans whatsoever to make any changes to the property while he owns it. He said somebody down the line who owns it may choose to do that and with this zoning change they can.

Betts opened the public hearing and with no response from the public, he closed the public hearing.

Holly moved, Sleek seconded, that this rezoning request for B-5 be recommended to City Council. Motion carried unanimously.

Annexation of approximately 1.25 acres at 14706 Bowling Green Road West. Robert Maurer, petitioner.

Sayler said this request is basically because the owner has requested City water service so he needed to petition for annexation in order to receive that service.

Betts opened the public hearing and with no response from the public, he closed the public hearing.

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

REZONING

For approximately 0.1736 acres at 530 East Wooster Street and approximately 0.2580 acres at 111-115 Railroad Street from B-2, General Commercial to B-5, Transitional Central Business District zoning classification. Hamblin Investments Corporation, petitioner.

This item was set for Public Hearing at the July 1, 2015 meeting.

INTERIM ZONING

For approximately 1.25 acres on the north side of Bowling Green Road West.

Holley said he is in favor of giving the interim zoning of A-1, since that is closest to the current zoning classification in the township.

Betts said he agrees and reminded that City Council will be holding a public hearing on this issue.

Betts moved, Gaskins seconded, that it be recommended to City Council that this property be given interim zoning of A-1, Agricultural. Motion Carried unanimously.

PUBLIC CONSTRUCTION

Salt Dome at 815 West Poe

Betts moved, Holley seconded that the public construction be approved. Motion carried unanimously.

REPORTS

Representative to the Zoning Board of Appeals.

Saylor reported that there were three variance requests and they were all approved. She said they were for a 24' x 30' detached garage, an 8' x 10' accessory building at two residential properties, and a 20' x 42' addition to a commercial building at 520 East Poe Road.

ADJOURNMENT

The meeting was adjourned at 7:28 p.m.

Chairperson

Secretary