

Planning Commission Minutes – March 4, 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, Michel, Phillips, Hess, Betts, and Burton.

Members Absent: Gaskins, Holley and Sleek.

MINUTES

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

LOBBY VISITATION None.

PUBLIC HEARINGS

Rezoning Request for 518/522 East Wooster Street from B-2, General Commercial to B-5, Transitional Central Business District zoning classification. Craig and Barbe Cheetwood, petitioners.

Heather Saylor, Planning Director, said that if the zoning classification is amended, the site could be used for any permitted or conditional use in the B-5 Transitional Central Business District.

Craig Cheetwood, petitioner, said he would like to construct four one bedroom apartments above the storefronts. He said he has talked to Sockman who owns property behind him and he is okay with working out a parking agreement.

Jeff Betts asked what the timeframe would be for this development.

Tom Vogtsberger, attorney for Cheetwood, said this is a unique situation because the timing will depend on when the funds will be available due to a sum of money that will be granted from a Lucas County Judge in a case where Cheetwood's son was injured in an accident and suffered a traumatic brain injury.

Betts opened the public hearing.

Roger Anderson, 463 Truman, said he wants to make sure that Cheetwood discusses this with the other business owners such as Hamblin and Myles.

Betts closed the public hearing.

Mark Hollenbaugh commented that this request fits into the plan of expanding B-5 zoning into that area of the City.

Planning Commission Minutes – March 4, 2015 – Page 2

Betts agreed that B-5 does offer business owners to construct residential above their storefronts.

Hollenbaugh moved, Hess Seconded that this rezoning request be recommended to City Council. Motion carried unanimously.

Annexation of 0.86 acres at 14099 Mitchell Road from Plain Township. Douglas and Joyce Hinesman, petitioners.

Sayler said the owners of the property have requested water service which prompted this annexation request.

Betts opened the public hearing and after hearing no discussion he closed the public hearing.

Hollenbaugh commented that it seems as though the subject of annexation is a done deal by the time it makes it to the Planning Commission because of the ordinance as it is written requiring annexation by owners seeking utilities.

Betts asked if there could be a change in the ordinance for this matter.

John Fawcett, Municipal Administrator, said that request has already been made to the Director of Utilities.

Hess moved, Hollenbaugh seconded, that this annexation be recommended to City Council. Motion carried unanimously.

Ordinance Revision to Section 150.16 concerning maximum building height in the B-5, Transitional Central Business District.

Sayler said property owners have indicated that the 25 foot height limit makes it difficult to create a mixed use building with the minimum building standards.

Betts opened the public hearing.

Les Barber, 303 North Prospect, said a little higher is not a bad idea but he feels 10 feet higher is a bit too much.

V. Leontis, 119 North Summit, said she believes the B-5 District regulations should stay as they are.

Hess said he believes 35 feet tall would look out of place. He said the CVS and the Market Square buildings don't overwhelm like a 35' tall building would.

Planning Commission Minutes – March 4, 2015 – Page 3

Hollenbaugh said he feels 25 feet is too restrictive and believes there should be a compromise.

Phillips said as an architect he knows there really is no perfect resolution. He pointed out that B-5 already restricts the number of floors to two.

Hollenbaugh commented that he does understand the concerns with the proposed changes for the fact that the B-5 district is intended to be a transition between commercial and residential.

Burton moved, Betts seconded, that this ordinance revision be recommended to City Council. Motion failed to carry 3-3 with Hess, Hollenbaugh and Michel casting the negative votes.

INTERIM ZONING

For 0.86 acres at 140.99 Mitchell Road.

Betts moved, Hollenbaugh seconded, that the zoning classification of A-1, Agricultural be recommended to City Council. Motion carried unanimously.

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 zoning classification.

This item was set for public hearing at the April 1, 2015 meeting.

PUBLIC CONSTRUCTION

Utility and roadway projects.

Hess moved, Burton seconded, that the Public Construction be approved. Motion carried unanimously.

REPORTS

Representative to the Zoning Board of Appeals.

There was no report.

ADJOURNMENT

The meeting was adjourned at 8:30 p.m.

Chairperson

Secretary