

Planning Commission Minutes – October 7, 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, Betts, Holley, Gaskins, Sleek, Phillips, Burton, and Michel.

Members Absent: Hess.

MINUTES

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

PUBLIC HEARINGS

Rezoning request for 300 East Wooster Street from B-2, General Commercial to B-5, Transitional Central Business District zoning classification. Mario Kiezi, dba Kiezi Properties BG LLC, petitioner.

Heather Saylor, Planning Director, said all procedural requirements have been met.

She said the Ziggy's restaurant/bar occupies the site and no changes are being proposed at this time for the property.

Saylor said the owner has requested the zoning change in order to comply with the new land use plan and the City Staff recommends approval.

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

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

Rezoning request for 512 Pearl Street from M-1, Light Industrial to B-1, Limited Commercial. Duane Peters, petitioner.

Saylor said all the procedural requirements have been met. She said that the current occupant (an insurance company) at this property has been there since 2010 and there is no change in use proposed.

She said this zoning classification change will make the existing use a conforming use.

Holley asked if the property currently complies with the B-1 setbacks and other requirements.

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Sayler said the building does comply but the parking in the front yard setback is allowed to be there by a previous variance.

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

Holley moved, Gaskins seconded, that this rezoning request for B-1 be recommended to City Council. Motion carried unanimously.

S-District Site Plan for a 53,731 square foot addition at Kroger, 1094 North Main Street.

Sayler said the Kroger S-District Site Plan is in order for approval. She mentioned that City Council does not have public hearings on S-District Site plans anymore; only the Planning Commission does.

Heidi Rose, representing Kroger, said the actual Kroger store building is currently 80,000 square feet. She said the two businesses to the north are moving and that a 42,000 square foot section will be demolished and then 53,000 square feet will be added back on. She said it will be one of the largest Kroger Marketplace stores in northwest Ohio. She said more parking spaces will be added which will be pushed more to the north of the building.

Holley asked if new jobs will be created.

Rose said there will be 80-100 new jobs available.

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

Betts commented that he believes this new marketplace is a good thing for Bowling Green and he is pleased they didn't look elsewhere for their addition or move away from Bowling Green altogether.

Rose said the addition will allow Kroger to provide more than just a traditional grocery store. She said they will be also selling jewelry, furniture, and apparel. She also mentioned the store will be able to provide deliveries with their online ordering system and a section that will sell prepared food with restaurant quality at a grocery store price.

She said they hope to start the project in November of 2015 and have it complete by the end of 2016.

Holley moved, Hollenbaugh seconded, that this S-District Site Plan be approved. Motion carried unanimously.

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SUBDIVISIONS

Subdivision Not Requiring a Plat at the south end of Hillcrest Drive with waivers. Harold and Linda Hanna, petitioners.

Betts moved, Gaskins seconded, that this subdivision not requiring a plat be tabled to the November 4th meeting. Motion carried unanimously.

Final Plat for Stone Brook 1st Addition.

Betts moved, Holley seconded, that this final plat be tabled to the November 4th meeting. Motion carried unanimously.

PUBLIC CONSTRUCTION

For a 20' x 26' building (for storage/workshop and public restrooms) located next to the Nature Center at Wintergarden/St. John's Nature Preserve at 615 South Wintergarden Road.

Sayler said the existing utility shed on the site will be replaced with a 20' x 26' building that will include a year-round public restroom. She said the Parks and Recreation department held a public hearing and one citizen attended.

Kris Phillips asked if the building will have all electric lighting or whether they would be saving energy by having skylights.

Sayler said she isn't sure because it was not indicated on the drawing.

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

LOBBY VISITATION

Sayler said that she attended the APA Ohio conference in Toledo. She said she took an interesting bus tour of Toledo and Detroit where they focused on revitalization. She said Bowling Green gave a land use presentation during the conference and the Mayor of Pittsburg, Tom Murphy, mentioned Bowling Green in his speech with regard to the fact that Bowling Green is a walk-able city.

Sayler also announced that the City of Bowling Green was presented an award. She said it is the top award for the state for comprehensive planning by a small jurisdiction.

Lynn Ackerson, 8 Arlington Court, said it is great that the City won the award but she wants to know what the next steps beyond that are. She said she

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would like to know what the city's priorities are and would like to see implementation of the land use plan in a more holistic method instead of piece by piece.

Sayler said they have to look at both the long and short term effects. She said ordinance changes will help in implementing the plan. She said she is suggesting the 1975 zoning code be updated in order to stay current. She said a consultant will be beneficial in doing that.

Holley said the public may have the perception that not a lot is getting done but he is seeing there are a lot of things being accomplished in the way of discussions and meetings and formulations of groups. He said everything is a process.

Ackerson said she doesn't feel it has been made clear what the holistic vision is.

Sayler said that is why they invited Kirby Date, a professional planner, to come speak recently. She said they are seeking help in identifying how to prioritize and come up with a strategic plan.

Hollenbaugh agreed that there is a lot of work being done behind the scenes in preparation for the future planning.

Betts said after being one of 18 working on the future land use committee he is amazed at what has been accomplished in just a short year so he is pleased with the speed in which things are taking place.

Phillips also agreed. He said that a lot of times it appears on the surface things are moving slowly when in fact the critical mass that is taking effect is timely.

REPORTS

Representative to the Zoning Board of Appeals.

Burton reported that there was one request in September. She said the request was for a sign in the right-of-way which was the fourth sign for the business. She said the sign was approved as being the fourth sign but was not allowed to be placed in the right-of-way.

ADJOURNMENT

The meeting was adjourned at 7:47 p.m.

Chairperson

Secretary