

## **Planning Commission Minutes – June 7, 2017**

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, Judy Ennis, Will Airhart, Gary Hess, Mark Hollenbaugh, Ryan Holley, and Erica Sleek

**Members Absent:** Richard Michel and Kris Phillips

**Minutes:** Minutes from the May 3, 2017 Planning Commission meeting were approved as submitted.

### **ELECTION OF OFFICERS**

Mr. Betts asked for nominations for Chairperson of the Planning Commission. Ms. Ennis nominated Mr. Betts and Mr. Holley seconded. Mr. Betts was unanimously elected by a voice vote.

Mr. Betts then asked for nominations for the Vice Chairperson. Mr. Betts nominated Mr. Hollenbaugh and Mr. Hess seconded. Mr. Hollenbaugh was unanimously elected by a voice vote.

Mr. Betts asked for nominations for the representative to the Zoning Board of appeals. Mr. Betts nominated Ms. Ennis and Mr. Hess seconded. Ms. Ennis was unanimously elected by voice vote.

### **LOBBY VISITATION**

Sue Clark, Executive Director of Bowling Green Economic Development, spoke about two issues that were going before the commission. The issues were in regard to the annexation of 43.03 acres on the east side of Poe Road, identified as parcel number C11-511-21000002000 and also 60.102 acres on the north side of East Wooster Street, East of Wood Bridge Business Park, identified as parcel number C11-511-210000011000. Ms. Clark stated they had recently negotiated a contract with the Carpenter family to annex and market the 60 acres that is adjacent to Woodbridge Business Park. She advised that Moser Construction has purchased the 40 acre portion that runs along Poe Rd. There is still another 40 acres and another 75 +/- acres before you get to Carter Rd she advised. It is their desire to only take a portion of this land to expand Woodbridge Business Park. It was further explained that Moser construction will build the road extension and 100,000 square foot warehouse. Construction is tentatively scheduled to start this summer if everything can be finalized in time for the warehouse. According to Ms. Clark this is a need that has been in the community for several years. This is due to the fact that a lot of manufacturers desire outside warehousing rather than keeping their product outside on their own property. Additional warehousing also allows more space for processing more materials.

Currently at this time the city does not have any warehousing available. The traditional types of warehousing normally seen in most cities just never came to Bowling Green, and Ms. Clark explained that she has been in contact with people who are willing to take on this expense. She further explained that the first building filled with some tenants, with the hope of more buildings to follow.

Currently the plan is to only market the northern most 20 acres of the Carpenter property. Once that 20 acres has been sold or they find someone who wants it, then they will go onto the next 15 acres and continue on as each section was split off into 15 acre parcels with an already agreed upon sale price. Having a set price for each 15 acre parcel will keep someone from having to negotiate a price.

Eventually in the future, a road would be built through the property that was originally the Miller farm. The road would be turned south to connect to East Wooster Street. Ms. Clark has been concerned with the current entrance and exit to the park which only provides one ingress/egress. She further went on to explain that with over 1,200 employees and the shift changes this is a lot of traffic for only one entrance. Ms. Clark stated they have the support of the State of Ohio for the construction of a second drive, with their financial assistance being provided for building of the road. The city will be responsible for building the utility infrastructure.

Ms. Clark also discussed the request to change the zoning classification in the M-3 business district to allow vocational training schools as a conditional use. Ms. Clark informed the board of an offer received from Penta County Career Center to purchase 2 acres at Bellard Business Park. Penta is planning to build a 6,000-7,000 square foot vocational training facility. Ms. Clark explained the high school students in the program will attend classes in the morning and then go to manufacturing facilities for on-site training in the afternoon. Judy Ennis also added that the state is really pushing for internships and apprenticeships. Ms. Ennis stated this is a very welcome and needed step across the state.

## **ANNEXATION**

All three annexations were read together by Mr. Betts and set for Public Hearing at the next Planning Commission meeting which will be held on July 5, 2017. The annexations were read as follows:

- Of approximately 43.03 acres on the south side of East Poe Road, identified as parcel number C11-511-21000002000, from Center Township. Susan J. Ragan, petitioner.
- Of approximately 60.102 acres on the north side of East Wooster Street, east of Wood Bridge Business Park, identified as parcel number C11-511-210000011000 (not entire

parcel), from Center Township. Richard & Judith Carpenter, petitioners.

- Of approximately 0.50 acres on the west side of Brim Rd, identified as parcel number R63-510-130302002000, from Plain Township. Sandra K. Miller, petitioner.

### **ORDINANCE AMENDMENTS**

Mr. Betts set the proposed ordinance amendment for public hearing at the next Planning Commission meeting which will be held on July 5, 2017. The amendment was read as follows:

- To Section 150.03 Definitions, Section 150.37 M-3 Business Park, 150.45 S-4 Planned Business Park, and 150.59 (A) Off-Street Parking Requirements to add the use of "Vocational Training School".

### **REPORTS**

#### **Representative to Zoning Board of Appeals**

Judy Ennis reported about 3 variance requests on the May 10, 2017 Zoning Board of Appeals Agenda. She advised the first variance request was for 458 South Grove and was read as follows:

- To allow the construction of a 20 foot by 30 foot detached garage that will encroach 5 feet into the required 10 foot setback to the side property line to the north.
- To allow the construction of a 3 foot 6 inch by 3 foot 6 inch stoop that will encroach 7 feet into the required 11.5 foot front yard setback to the south.
- To allow the construction of a 3 foot 4 inch by 4 foot 8 inch cellar egress that will encroach 6 feet 4 inches into the required 11.5 foot front yard setback to the south.

The second variance request was for 1310 North Orleans Avenue, and was read as follows:

- To allow the construction of a swimming pool (already constructed) which is 18 feet by 33 feet that encroaches 2 feet into the required 10 foot side yard setback.
- To allow the construction of a deck which is 20 feet by 32 feet that encroaches 11 feet 6 inches into the required 20 foot distance from the house.

The third variance request was from Century Sign Company, on behalf of Aldi at 1010 South Main Street, and was read as follows:

- Has requested a variance for the construction of 2 additional wall signs (24" x 19'), which would cause this business to exceed the maximum number of 3 signs allowed.

Ms. Ennis advised all variance requests were approved as requested and there will be no meeting in July meeting due to lack of agenda items.

### **Planning Department**

Ms. Saylor, Planning Director, gave a report on what has been going on in the Planning Department. Permits are currently exceeding that of what we had last year at this time. Currently, the permit numbers are at 166 for this year compared to 137 for last year. There were 17 single family housing starts compared to 14 from last year at this time, and also three commercial building permits which is the same number as last year. There is 1 industrial permit for this year compared to 2 last year, and 3 institutional projects compared to 1 for the previous year.

Permits had just been issued to the Aldi located on South Main Street, where they are building a 2,800 square foot addition. They will also be remodeling the entire store and update signage.

A permit was issued for the new Home 2 Suites Hotel which will be located at 1630 East Wooster Street. This is a Hilton brand extended stay hotel. The building will be 5 stories and stand 60 feet tall. The owners are the same as when the Victory Inn and Suites was located at this location, which was in response to a question from the commission.

Permits are also currently under review or on hold for the McDonald's on East Wooster Street and remodeling of a space at the Shoppes on South Main for a Planet Fitness.

The construction drawing for a subdivision, The Reserve at Martindale Subdivision, was approved by the City Engineer. The Subdivision Regulations require that the commission be informed of this in writing, thus, a letter was given to them.

A new zoning map was given to the commission that had several updates on it. This map is normally given out annually to the members.

The Community Action Plan is still moving forward and a rough draft is expected to be submitted in August. A meeting in August is also expected and will be open to the public. The date for the meeting will be released as soon as one has been chosen.

Ms. Saylor also advised there was a short documentary made by a BGSU student which covers the Court Street event and the commission was

encouraged to view that under the Community Action Plan webpage, which can be found on the city website.

A preliminary drawing for a subdivision had been submitted for Plat 8 of the Pheasant Farms and Ms. Saylor announced it is under review.

**ADJOURNMENT**

The meeting was adjourned at 7:27 p.m.

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Chairperson

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Secretary

