Planning Commission Minutes – September 6, 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, Will Airhart, Gary Hess, Mark Hollenbaugh, Ryan Holley, Richard Michel, Kris Phillips and Erica Sleek

Members Absent: Judy Ennis

Minutes: Minutes from the July 5, 2017 Planning Commission meeting were approved as submitted. The minutes from the August 14, 2017 special meeting of the Planning Commission were also approved.

LOBBY VISITATION

Mr. Betts asked if anyone wished to come forward and speak to the commission. Due to no interest, the time for lobby visitation was closed and the meeting proceeded forward.

REZONING REQUEST

Mr. Betts read the rezoning request as follows:

- For 0.4683 acres located at the south west corner of Clough Street and Manville Avenue from S-3 Planned Institutional to R-2 Single-Family Residential zoning classification. Mark Ohashi, on behalf of Habitat for Humanity of Wood County Ohio, petitioner.

This item was then set for public hearing at the next Planning Commission meeting on October 4, 2017.

PUBLIC CONSTRUCTION

Heather Sayler, Planning Director, gave a report on the upcoming construction projects scheduled to take place within the city which include water, sewer and roadway projects. Ms. Sayler provided a list of projects received from the city Engineering Department for 2017. She advised that the water project on Manville Avenue needs approved which runs from Third Street to Napoleon, a sewer project in the East Court Street alley, a sewer project on Cherry Hill storm sewer, a roadway pole for a Fairview Street signal and crosswalks on Newton/Main.

Ms. Sayler provided the Planning Commission with a copy of the new roadway to be built, Woodstream Drive, to accommodate the Wood Bridge Business Park expansion project that had been discussed in previous meetings. She advised bids were out the week of August 28th and the

project will most likely start this month. This road will be built from existing right-of-way just south of GKN Driveline and new right-of-way granted for the new warehouse development to be built to the east.

Mr. Holley moved, Mr. Hess seconded, that the projects be approved as submitted. Motion carried unanimously by a roll call vote.

REPORTS

Representative to Zoning Board of Appeals

Ms. Sayler advised there was one request at the July 12, 2017 meeting of the Zoning Board of Appeals. She said Paul Mueller had requested a variance to allow the construction of a 6 foot tall fence to be located in the 25 foot front yard setback at 1046 Gustin Road (fence would be in the front yard that faces Monroe Court), which would be 2 feet taller than the maximum allowable height of 4 foot. The variance was approved.

Planning Department

Ms. Sayler said zoning permits are very close to the numbers at this same time last year. Currently, the permit numbers are at 270 for this year compared to 274 for last year. There were 25 single-family housing starts compared to 25 from last year at this time, and also 3 commercial building permits, compared to 4 last year. There are 3 industrial permits for this year compared to 2 last year, and 4 institutional projects compared to 1 for the previous year.

Permits have just been issued for the addition at Bowling Green Middle School. A permit application was also approved for the distribution warehouse for Ohio Logistics to be located in the Wood Bridge Business Park expansion, which will be a 200,000 square foot building with potential office space. Permits are also currently under review for the McDonald's on East Wooster Street for site improvements.

There will be an Open House to share the draft of the Community Action Plan on Tuesday, September 12 from 5:00 p.m. to 7:00 p.m, at the Wood County Library.

The Ohio Town and Gown Summit was attended by 9 individuals from both the city and the university at Miami University in Oxford in July. The City of Bowling Green and Bowling Green State University had a presentation that highlighted all of the successful partnerships. The third annual summit will be in Bowling Green on July 19 and July 20, 2018.

Ms. Sayler will be attending the American Planning Association (APA) Ohio Annual Statewide Planning Conference in Athens, Ohio later this month.

ADJOURNMENT

The meeting was adjourned at 7:11 p.m.

Jeffrey S. Betts

Chairperson

Secretary