

Planning Commission Minutes – April 4, 2018

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, Kris Phillips and Erica Sleek

Members Absent: Ryan Holley and Richard Michel

Minutes: Minutes from the November 1, 2017 Planning Commission meeting were approved as submitted.

REPRESENTATIVE TO THE COMMUNITY REINVESTMENT AREA HOUSING COUNCIL

Mr. Betts advised that Ryan Holley was interested in this position after Erica Sleek's term had expired in January. However, with there being no Planning Commission meetings until this month, the commission was not able to make the appointment.

Mr. Hollenbaugh moved, Ms. Ennis seconded, that Ryan Holley be appointed to the position of Representative to the Community Reinvestment Area Housing Council, effective back to January 19, 2018. Motion carried unanimously by a roll call vote.

REZONING REQUEST

Mr. Betts read the rezoning request as follows:

- For 0.3247 acres at 500 Sixth Street from M-1 Light Industrial to R-3 Multiple-Family Residential, Moderate Density zoning classification. William and Renee Trout of BRM Properties 500 6th LLC, applicants.

Mr. Betts set the rezoning request for a public hearing at the next Planning Commission meeting, which will occur on May 2, 2018.

Will Airhart had comments in regard to the rezoning request which he hoped to have answers to prior to the public hearing next month. Mr. Airhart was interested to know when the current property was purchased if a Phase I environmental site assessment was done. He advised this is normal procedure that he has seen due to the property being industrially zoned. He felt that moving forward he would have a lot more comfort if the Planning Commission was going to rezone a property from industrial zoning to residential zoning if there was an assessment done showing any concerns.

Mr. Betts asked Heather Saylor, Planning Director, how to handle this request. Ms. Saylor advised that this was something that is not a requirement for the approval of a rezoning request and she was unaware if they could actually require this type of documentation. She advised she will speak with the City attorney before the next meeting.

LOBBY VISITATION

Mr. Betts asked if anyone wished to come forward and speak to the commission. No one came forward and lobby visitation was closed.

REPORTS

Representative to Zoning Board of Appeals

Ms Ennis read the Zoning Board of Appeals items as follows:

- Doug Wulff had requested a variance to allow the construction of a 20 foot by 21 foot accessory structure (carport) at 308 Sand Ridge Road, which would encroach 16 feet 9 inches into the 20 foot required setback from the primary structure and would be located partly on a separate parcel, which is not allowed.

She advised the variance was approved as requested.

Planning Department

Ms. Saylor said zoning permits are up from the numbers at this same time last year. Currently, the permit numbers are at 68 compared to 49 for last year. There were 17 single-family housing starts compared to 10 from last year at this time, and also 0 commercial building permits, compared to 1 last year. There are 3 industrial permits for this year compared to 1 last year, and 0 institutional projects compared to 0 for the previous year.

Ms. Saylor said permits were approved for site improvements for the Starbucks located on East Wooster Street. A permit was also issued to Williams Industrial for a building addition in the Woodbridge Business Park. She advised there were addition and site improvements for the new Slek Academy on Ordway Avenue. A new construction permit was issued for APIO which will be located on Innovation Drive in the Innovative Technology Park. There was also a permit issued for an addition at Pinnacle Plastics located on Napoleon Road. Ms. Saylor advised permits are currently on hold for the McDonald's on East Wooster Street for site improvements and Bowling Green Manor to be located on Newton Road. There is a permit for an addition to Vehtek that will likely be issued this week, which is located in Woodbridge Business Park. Site plans for additions at Wood County Health District located on East Gypsy Lane Road and for All Size Self-Storage on Victory Lane have been submitted and are under review. The permit for Penta will likely be issued soon for a new building on Newton Road. Ms.

Sayler advised the preliminary plan for Plat 8 at Stone Ridge Golf Club is under review and will likely be reviewed by Planning Commission soon. Also, construction plans for Pheasant Farms Plat 8 have been approved by the City.

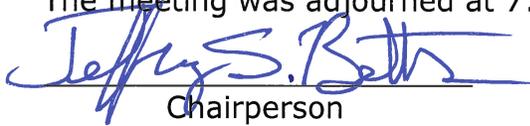
Ms. Sayler advised the joint City Council/Planning Commission meeting was February 28, 2018 and all documentation can be found on the City Website, which includes the last presentation done by Camiros. She advised that at this time it is up to City Council to determine the next steps.

The Annual International Town and Gown Association Conference will be held in Columbus and she, on behalf of the City, and Bowling Green State University (BGSU), will be presenting two sessions. This will be occurring May 29th thru June 1st.

The Ohio Town and Gown Summit is also in the preparation stage which will be hosted at BGSU on July 19 and July 20, 2018.

ADJOURNMENT

The meeting was adjourned at 7:13 p.m.


Chairperson

Secretary