

## Planning Commission Minutes – May 2, 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, Ryan Holley and Richard Michel

**Members Absent:** Erica Sleek

**Minutes:** Minutes from the April 4, 2018 Planning Commission meeting were approved as submitted.

### **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.

### **PUBLIC HEARING**

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 6<sup>th</sup> LLC, applicants.

Ms. Sayler gave a report on the rezoning request which includes a total of three parcels that are 40 feet wide by 117 ½ feet deep. She advised that all the procedural requirements for the request have been met. Those requirements included erecting a sign at the site, notifying adjoining property owners by mail and advertising the request in the local newspaper.

Currently one of the parcels has a home that is used as a legal non-conforming single family dwelling and the other two parcels are vacant. The existing owners have indicated their desire to construct two duplexes, which is permitted in the R-3 zoning classification. The zoning change would also make the existing structure a conforming use. Ms. Sayler advised that all public improvements are available except for sidewalks; however, those would be required to be installed as part of the redevelopment of the site. The driveways for the new duplexes would likely be located along the Sixth Street side rather than the Manville Avenue side, due to the higher traffic volumes on Manville Avenue. The potential use of the property would include anything that is allowed in the R-3 Multiple-Family zoning classification.

Ms. Sayler explained that the adjacent zoning to the requested change is M-1 to the west, to the north is also M-1 which includes some single-family

homes (legal nonconforming uses), to the east is R-3 Multiple Family and then to the south is M-1 which also has more single-family homes.

She said City staff recommended approval of this request because it complies with several points stated in the Land Use Plan. The request also corresponds with the goals of the target reinvestment area priority of the Community Action Plan that was recently introduced to City Council. However, one portion of the plan calls for this area to be a Creative District, which the City does not yet have. Ms. Saylor also informed the commission the request is not out of character for this sector because of the existing zoning classifications and uses in the area. She also stated this request makes the highest and best use of 3 very small parcels that would not otherwise allow for industrial development. Another positive to this zoning change is that it will make the existing non-conforming home conforming.

Diane Huffman, representing her clients William and Renee Trout of BRM Properties 500 6<sup>th</sup> LLC, stated most of the surrounding area is made up of houses except for the plant to the rear of the property. She explained that her clients are very responsible landlords and anything they built there would improve the property. Ms. Huffman also stated although landscaping is not a requirement of this zoning, the Trout's are not opposed to updating the landscaping. Mr. Betts asked if the plan for the property was for the existing house to remain and then erect two new duplexes in the open space and she advised that was the plan.

Carlos Olivarez, 544 Manville Avenue, asked the commission who the owners of the property would be advertising to when attempting to fill the new duplex. Mr. Holley told Mr. Olivarez that landlords have to be extremely careful with fair housing-related issues. He explained a landlord is unable to single out one specific group to rent to. Thus, the owners would have to comply with the fair housing laws when filling vacancies. Mr. Olivarez then asked what the target market would be in regard to the plan and Ms. Saylor advised according to the Land Use Plan this would include retaining existing resident along with young professionals.

Anthony Hearts, 503 Sixth Street, asked the commission how many total units there would be. He was advised that the plan was to build two duplexes, which means two units in each building and up to 3 unrelated people could live in each unit. He also said he was concerned with congested parking that is already on the dead end street and how long the existing house would remain on the property before it would be torn down to build another duplex. Ms. Saylor advised the Zoning Code requires requires two parking stalls for each unit. He was also advised at this time the owners are not planning to tear down the house and build a duplex.

Marsha Olivarez, 544 Manville Avenue, asked the property owners if there would be an on-site manager to maintain the property. She was informed Ms. Huffman that there would not be an on-site manager, however, the owners live in Perrysburg and are in Bowling Green frequently taking care of all of their properties. Ms. Olivarez had concerns with trash currently being

on the property that has not been cleaned up and with the potential of building two new duplexes the trash would increase. She stated they are not against this zoning, but want to make sure they are good stewards of the property and maintaining things as needed. Mr. Holley suggested that Ms. Olivarez and the property owners' exchange contact information after the meeting so if she sees trash or anything that needs attention she can contact the owners directly to remedy the situation.

Mr. Hollenbaugh asked if off-street parking would be required for the two new duplexes. Ms. Saylor advised that, yes, per the zoning code two off-street parking spaces would be required per unit for a total of 4 spaces per duplex.

Commission member Mark Hollenbaugh recused himself from voting on this request.

*Mr. Holley moved, Ms. Ennis seconded that the rezoning request be approved as submitted. Motion carried unanimously by a roll call vote.*

## **SUBDIVISION**

Mr. Betts read the subdivision request as follows:

- Preliminary Plan, with Waiver Request, for Stone Ridge Plat 8.

Ms. Saylor advised that a preliminary drawing and request for a waiver for Stone Ridge Plat 8 had been submitted for the commission's review. The new plat consists of 19 new single-family lots, however, the owners would like to use building envelopes which would still follow all zoning regulations, but would be a different concept. Ms. Saylor also informed the commission a new road would be constructed, named Winterwood Court. It was explained five of the lots would be located along an extension of the currently existing Pine Valley Drive.

Ms. Saylor advised a waiver had been requested for the cul-de-sac street to exceed the 600 feet maximum in the subdivision regulations. The owners are proposing the cul-de-sac to be 680 feet. It was explained that administrative staff have no issues with the street being 80 feet over the regulation because there is still enough room for emergency vehicles and garbage trucks to navigate. Besides the waiver all other aspects of the preliminary drawing are in compliance with subdivision regulations.

Ms. Ennis asked for clarification on what a building envelope was and Mr. Sanholtz, Poggemeyer Design Group of 1168 N Main Street, advised a building envelope was essentially the area that the building can sit on. Mr. Sanholtz stated the new homes would not have a common wall with the next door unit, which allows more flexibility because it allows for each unit to be 15,000 square feet. These types of units in this proposed area also

reduce the density in the area from 22 down to 19. Mr. Saneholtz also advised that there would be a 20 foot space between each unit.

*Mr. Holley moved, Ms. Ennis seconded, that the preliminary plan with waiver be approved as submitted. Motion carried unanimously by a roll call vote.*

## **REPORTS**

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

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

- Eric Eberly 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 865 Parker Avenue (a corner lot - fence would be in the front yard that faces Vine Street), which will be 2 feet taller than the maximum allowable height of 4 foot.

Ms. Ennis advised the variance was approved as requested.

### **Planning Department**

Ms. Sayler advised zoning permits are slightly down from the numbers at this same time last year. Currently, the permit numbers are at 100 compared to 105 for last year. There were 19 single-family housing starts compared to 14 from last year at this time, and also 1 commercial building permit, compared to 2 last year. There are 2 industrial permits for this year compared to 1 last year, and 2 institutional projects compared to 3 for the previous year.

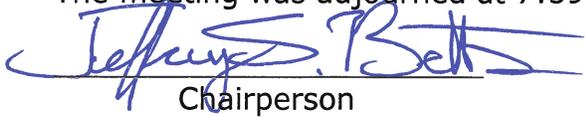
Ms. Sayler said permits were approved for an addition to All Size Self-Storage on Victory Lane. A new construction permit was also issued for the Penta building to be located on Newton Road.

Permits that are currently under review or on hold are for the McDonald's on East Wooster Street and the Bowling Green Manor which will have a new building on Newton Rd. There is also a permit for an addition to the Wood County Health District on East Gypsy Lane Road that is also under review. A subdivision not requiring a plat is under review which will be located on Mitchell Rd.

Ms. Sayler advised the Community Action Plan is moving forward as City Council has come up with 10 priorities that they would like to see followed through on. Currently those 10 items are being researched and Planning Commission can expect to be involved in many of those items.

**ADJOURNMENT**

The meeting was adjourned at 7:39 p.m.

  
Chairperson

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Secretary

