

Planning Commission Minutes – September 5, 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: Will Airhart, Jeff Betts, Judy Ennis, Mark Hollenbaugh, Richard Michel, Kris Phillips, and Erica Sleek

Members Absent: Gary Hess and Ryan Holley

Minutes: Minutes from the August 1, 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.

ANNEXATION

Mr. Betts read the annexation request as follows:

- Of approximately 0.70+ acres, identified as parcel numbers R63-510-270000027000 and R63-510-270000028000, currently addressed as 14069 Mitchell Road, from Plain Township. Jean Hines, petitioner.

Mr. Betts set the item for Public Hearing at the next Planning Commission meeting which will be held on October 3, 2018.

SUBDIVISION

Mr. Betts read the subdivision request as follows:

- Preliminary Plan Extension for The Reserve at Martindale.

Heather Sayler, Planning Director, advised this request was originally approved in October of 2016, which also included waivers. She said under Section 151.13 of the Subdivision Regulation that approvals for preliminary plans expire after one year, unless an extension on the approval is obtained. This subdivision includes seven lots along Martindale Road, Pearl Street, and West Wooster Street.

Mr. Betts asked Dave Sanholtz, engineer of the project, if there is going to be something moving forward in the next year. Mr. Sanholtz advised that

David Maurer has not yet indicated a formal date for the project to start, but that he is planning on it.

Ms. Ennis moved, Ms. Sleek seconded, that the Preliminary Plan Extension for The Reserve at Martindale be approved. Motion carried unanimously by a roll call vote.

REPORTS

Representative to Zoning Board of Appeals

Ms Ennis advised that the Zoning Board of Appeals met on August 8, 2018. She read the Zoning Board of Appeals item as follows:

1. Prudence Brott, 220 Meeker Street, has requested the following variances to construct a 15' x 30' above-ground pool and 13' X 40' deck:
 - For the pool to encroach 7 feet into the required 10 foot setback from the rear property line to the east.
 - For the pool to encroach 3 feet into the 10 foot required setback from the side property line to the south.
 - For the pool to encroach 1 foot 10 inches into the required 5 foot setback from the house.
 - For the deck to encroach 25 feet into the 30 foot required setback from the rear property line to the east.

Ms. Ennis advised the variance was approved as requested.

Planning Department

Ms. Sayler advised zoning permits are similar to the numbers at this same time last year. Currently, the permit numbers are at 270 compared to 268 for last year. There were 27 single-family housing starts compared to 24 from last year at this time, and also 7 commercial building permits, compared to 5 last year. There are 4 industrial permits for this year compared to 3 last year, and 5 institutional projects compared to 1 for the previous year.

Ms. Sayler informed the commission that a permit was recently issued to construct a two-story mixed-use building at 510 E Wooster Street. A permit was also issued to Nick Snyder Financial located at 1303 Brim Road. Pheasant Farms Plat 8 was recently recorded and will have addresses assigned soon.

A permit is currently on-hold for the Bowling Green Manor for a new building on Newton Road. The Final Plat for Stone Ridge Plat 8 will likely be on the next agenda scheduled for October. The subdivision not requiring a plat for 535 Mitchell Road is on-hold, awaiting legal descriptions.

Ms. Sayler advised the items of the Community Action Plan are still actively being worked on by the members of staff they were assigned to. Currently updates to the off-street parking portion of the Zoning Code are being discussed and she thanked Judy Ennis for her involvement in the process. She advised that this could be a lengthy process because of the many parking requirements; however she is encouraged by the discussions thus far.

Ms. Sayler will be attending the Ohio Roundabouts Conference on September 28, 2018. She will also be attending the Northwest Ohio Planning and Zoning Seminar on November 16, 2018 in Toledo. Ms. Sayler advised there may be some funding available for Planning Commission members to attend the seminar if they are interested. She then advised she will be a guest speaker on September 11, 2018 a Real Estate for Entrepreneurs class at Bowling Green State University.

Ms. Sayler then passed around the Planning Commission contact form for the members to verify their information was correct.

ADJOURNMENT

The meeting was adjourned at 7:08 p.m.


Chairperson

Secretary

