

Planning Commission Minutes – January 2, 2019

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, Gary Hess, Nathaniel Spitler, Ryan Holley, Richard Michel and Kris Phillips

Members Absent: Will Airhart and Erica Sleek

Minutes: Minutes from the December 5, 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.

SUBDIVISION

Mr. Betts read the subdivision request as follows:

- Final Plat for The Reserve at Martindale Plat 1.

Ms. Saylor advised the request is for a Final Plat, Plat 1, that includes 3 parcels. The preliminary drawing was approved by Planning Commission in October of 2016, which was for a total of 7 lots. Construction plans for this plat were approved by the City in June of 2017 and the preliminary drawing was re-approved in September of 2017.

The financial guarantees have been collected for the work in the right of way. The total amount collected was \$79,080.00 for the required work in the right-of-way, with fees collected for the required shade trees at \$270.00 per lot and the sidewalk staking fee of \$325.00 per lot. Due to all fees being collected this project is in line with all City requirements.

Ms. Saylor advised waivers were previously requested and approved for this project, and those waivers remain in effect.

Ms. Ennis moved, Mr. Holley seconded, that the Final Plat for The Reserve at Martindale Plat 1 be approved. Yes votes were made by Betts, Ennis, Hess, Spitler, Holley, Michel and Phillips.

REPORTS

Representative to Zoning Board of Appeals

Ms. Ennis advised the Zoning Board of Appeals met on December 12, 2018 where they had 1 applicant, Thomas O'Neil, who was applying for variances on behalf of Menard, Inc.

The following variances were requested:

- A variance to construct a 6 foot x 33 foot 6 inch pylon sign, which would be 15 feet taller than the allowed maximum height of 25 foot, and would be 110 square feet larger in size than the 90 square foot maximum size allowed in the S-2 Planned Commercial zoning classification.
- A variance to construct a 7 foot 4 inch x 54 foot wall sign, which would be 306 square feet larger than the 90 square foot maximum size allowed in the S-2 Planned Commercial zoning classification.
- A variance to construct a total of 12 signs (1 pylon sign and 11 wall signs), which would exceed the maximum of 3 signs allowed for a business, and would exceed the 270 total allowable aggregate square footage in the S-2 Planned Commercial zoning classification by 552.3 square feet.

Ms. Ennis said Mr. O'Neil immediately withdrew the pylon sign request and advised they would comply with the City Ordinances for the pylon. Mr. O'Neil had conveyed to the Zoning Board of Appeals that he wanted to be a good neighbor and he had not realized that Home Depot and Walmart had complied with the City Ordinances when he submitted the application.

All other variances were granted unanimously by the Zoning Board of Appeals for the additional sign requests.

Community Action Plan Implementation Subcommittee

Mr. Betts reported the subcommittee has no new information to report since the recommendations from Development Strategies are not yet completed. A subcommittee meeting will be scheduled once they

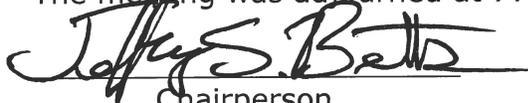
receive the final document to review. Mr. Betts expects the report to be received by the middle of February or sooner.

Planning Department

No Report

ADJOURNMENT

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


Chairperson

Secretary

