

Planning Commission Minutes – April 3, 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, Will Airhart, Gary Hess, Nathaniel Spitler, Kris Phillips, Ryan Holley, Richard Michel and Erica Sleek

Members Absent: None

Minutes: Minutes from the February 6, 2019 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 ordinance amendments as follows:

- To Section 151.45 Streets and Sidewalks (Under Chapter 151 Subdivision Regulations; Construction Standards).

Ms. Sayler explained that the construction standard proposed changes were initiated by Public Works Director, Brian Craft. He wishes to change the minimum sidewalk width from 4 feet to 5 feet, which is something the City has already begun to do. The most recent location for the new widths can be found at Fairview Avenue and Conneaut Avenue. There are several policies that promote the 5-foot minimum width such as the Complete Streets, Safe Routes to Schools Manual, TMACOG's Complete Streets and accessibility regulations. Ms. Sayler advised the new language would state the minimum sidewalk width shall meet City of Bowling Green Engineering Specifications and would change the language from "handicap" ramps to "curb" ramps to meet ADA language. The last language change would say that ramps "shall be built to Public Rights-of-Way Accessibility Guidelines" so that the proper document of guidelines is cited.

Mr. Betts wanted to confirm the change on the width happens in the engineering guidelines for contractors. Ms. Sayler affirmed the change does appear on the Engineering Division website so developers can look at those specifications for compliance.

Mr. Holley asked Ms. Saylor if there was any flexibility for developers depending on site locations. Ms. Saylor advised there are circumstances where sidewalks can be deferred by the Municipal Administrator/Safety Director and the Public Works Director which could create some flexibility.

Ms. Ennis asked if a citizen currently had 4 foot sidewalks would they be grandfathered in to be exempt from making updates to comply with the new regulations. Ms. Saylor explained citizens would not be required to update their sidewalks, however, all new constructions would need to be in compliance.

During the public testimony portion of this agenda item, Ken Gutbrod, 626 Flanders Avenue, came forward with concerns he had regarding the proposed sidewalk width. Mr. Gutbrod stated he and his neighbors were against wider sidewalks. In his opinion, he sees very few people walking in the the Third and Fourth Wards of the city. He felt that the deficiency in the regulations does not talk about what the need is for the larger sidewalks. Mr. Gutbrod also said by widening the sidewalks it would in turn devalue the homes in the neighborhood and add maintenance costs. He said that the priority should be on rebuilding schools and not on sidewalks. Mr. Betts reminded Mr. Gutbrod there was not a plan in place to retroactively make all current sidewalks comply with the new standards. He advised Mr. Gutbrod he should reach out to the Bowling Green City School Board and any other groups that are actively trying to get funding for the new schools or attend City Council meetings to have his voice heard on the issue.

Ms. Ennis moved, Mr. Hess seconded, to recommend to City Council the increase in new sidewalk widths. Yes votes were made by Betts, Ennis, Airhart, Hess, Spitler, Holley, Michel, Phillips and Sleek.

REZONING REQUEST

Mr. Betts read the rezoning request as follows:

- For 0.1102 acres at 525 Ridge Street from B-1 Limited Commercial to R-5 University Related Residential zoning classification. David Maurer of Deer Hollow LLC, applicant.

Mr. Betts set the item for Public Hearing at the next Planning Commission meeting which will be held on May 1, 2019.

RE-PLAT

Mr. Betts read the re-plat request as follows:

- Of Inlot 6884 and Inlot 6881 (Less and Except the SW'ly 2.263 Acre Parcel), Bellard Business Center Plat Two.

Ms. Saylor advised that Sue Clark, Executive Director of Bowling Green Economic Development, has been working with City Administrative staff to look at Bellard Business Park due to the interest expressed to her of smaller businesses looking to purchase smaller lots. Ms. Saylor explained the re-plat rotates the property line between the parcels which would cause the property line to run west/east instead of north/south as it currently does. The re-plat would allow for smaller lots to be created with the new frontage along Bishop Road and then the southern parcel would have direct access to Miller Drive. Along with the property line change, there is also a 2-foot no access easement that would be removed along Bishop Road and along a portion of Brim Road. A small portion of the easement would remain on an existing parcel that is slightly over 2 acres where a new facility has applied to build with their access being off of Miller Drive. Ms. Saylor advised that potentially in the future there could be a shared driveway along Bishop Road between two parcels to minimize curb cuts.

Sue Clark advised she has already sold 2.2 acres to Rob Schwind with Schwind Electric. There are also 2 other prospects with one being under contract and one being in the discussion phase for properties both located off of Miller Drive. Ms. Clark explained they will have a driveway off of Bishop Road that would be directly across from the road to enter Cogan's Crossing Subdivision. Ms. Clark advised that she gets inquiries nearly every week for businesses looking for 1 plus acres and we are just about out of land. Ms. Clark stated that by turning the lots so they run West to East it allows them to not only provide smaller lots which are what people want, but it also allows them to control the access to the properties all coming in and out of Miller Drive.

Mr. Holley moved, Ms. Ennis seconded, the re-plat of Inlot 6884 and Inlot 6881 (Less and Except the SW'ly 2.263 acre parcle) Bellard Business Center Plat Two be approved as submitted. Yes votes were made by Betts, Ennis, Airhart, Hess, Holley, Michel, Phillips and Sleek. There was one abstention by Mr. Spitler.

Representative to Zoning Board of Appeals

Ms. Ennis advised the Zoning Board of Appeals met on February 13, 2019 and they had 3 applicants. She read the requests:

Edward Ramos, 1304 Sand Ridge Road, had requested a variance to construct an accessory structure (detached garage), which would encroach 6 feet into the 10 foot required side yard setback to the west and would encroach 13 feet into the 20 foot required rear yard setback to the north.

Jeremy Krieg, applicant for Taco Bell and with permission of the property owner G-MADE, Inc., had requested a variance to construct 4 additional wall signs (2 signs would be 3 feet 6 inches by 4 feet, 1 sign would be 14 inches by 8 feet 6 inches, and 1 sign would be 2 feet 6 inches by 4 feet 3 inches),

which would exceed the maximum of 3 signs allowed for a business at 1130 South Main Street.

Brian Chase, applicant for Panera Bread and with permission of the property owner 1540 E Wooster LLC had requested a variance to construct 4 additional wall signs (2 signs would be 1 foot 6 inches by 9 feet 4 inches, 1 sign would be 20 inches by 21 feet 7 inches, and 1 sign would be 2 feet by 2 feet), which would exceed the maximum of 3 signs allowed for a business at 1540 East Wooster Street.

Ms. Ennis said all of the variances were granted as requested.

Community Action Plan Implementation Subcommittee

Mr. Betts advised they would be discussing the white paper report at the next Community Action Plan Implementation meeting on Tuesday, April 9 at 7:00 p.m.

Planning Department

Ms. Sayler advised zoning permits are similar to the numbers at this same time last year. She said the permits are currently at 58 compared to 68 for this same time last year. There were 7 single-family housing starts compared to 17 from last year at this time and 3 commercial building permits, compared to 1 last year. There is 1 industrial permit for this year and 1 institutional project.

She said various permits were approved for industrial and commercial construction, which included a new watershed for Northwestern Water and Sewer District at 989 South Main Street, a small addition at Lubrizol at 1142 North Main Street and driveway improvements at Wendy's at 1504 East Wooster Street. Schwind Electric has a site plan under review for a new building at 870 Miller Drive and a permit for a new building for an Lmaries at 333 South Main Street. The Menards plan is still under review. Lastly, there are construction plans under review for Plat 2 of The Reserve at Martindale.

Ms. Sayler said the white paper from Developmental Strategies was given to City Council at the March 18, 2019 meeting and a copy of that was provided to the Planning Commission for their review in their packets. This also included a memorandum from the Mayor that he had given to City Council. She advised that City Council member Greg Robinette, who is also the chair of the Planning, Zoning and Economic Development Committee, had scheduled a meeting of that committee for June 3, 2019 at 6:00 p.m. to review the White Paper and to develop a list of recommendations for City Council to implement.

She advised that the Planning Department posted a request for qualifications for a contractor to review the Zoning Code and Subdivision Regulations for updates to align with recent planning initiative recommendations.

She said the Historic Preservation Commission held their first meeting about two weeks ago and the next meeting will be Friday, April 26, 2019 at 3:30 p.m.

Lastly, she said the Ohio Town and Gown Summit will be held at Kent State University on July 18 and 19, 2019. Planning Commission members were advised if they were interested in attending to contact the Planning Department.

ADJOURNMENT

The meeting was adjourned at 7:40 p.m.


Chairperson

Secretary

