



Planning Commission Minutes – August 7, 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, Richard Michel, Kris Phillips, and Nathaniel Spitler

Members Absent: Will Airhart, Gary Hess, Ryan Holley, and Erica Sleek

Minutes: Minutes from the July 9, 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 HEARINGS

Mr. Betts read the rezoning request as follows:

A rezoning request for 1.72 acres, known as parcel number B07-511-300203018000, and for 0.32 acres known as parcel number B07-511-300203018001 from S-1 Planned Residential to R-2 Single-Family Residential zoning classification. Howard & Linda Gray, applicants.

Mr. Betts opened up the public hearing requesting the staff report. Mrs. Saylor advised this request was for a zoning change that consisted of 2 parcels, at 936 Robinwood Lane and 1019 Mourning Dove Lane, which amounts to approximately 2.04 acres in size. The current zoning is S-1 Planned Residential General, and the applicants, Howard and Linda Gray, would like to change the zoning to R-2 Single Family Residential to build a single-family home. All the procedural requirements have been met for the public hearing under section 150.111 of the Codified Ordinances. Those requirements include having a sign at the properties, mailing a letter to all adjoining property owners and advertising the request in the newspaper of general circulation. Public improvements for the properties are all available. While there are no public sidewalks on Robinwood Lane, there are existing sidewalks along Mourning Dove Lane. Currently one parcel is vacant and was recently split from a larger parcel, where there was an existing home, owned

by Mrs. Gray's mother. This parcel has received an address of 1019 Mourning Dove Lane, while the other parcel that already has a single-family home, is addressed as 936 Mourning Dove Lane. That current structure is the home of Mr. and Mrs. Gray. Mrs. Saylor advised that the applicants wish to build a new home at 1019 Mourning Dove Lane and the rezoning to an R-2 Single Family Residential will be a more stringent zoning in regards to the uses permitted. Mrs. Saylor advised there are several other properties surrounding these two parcels that are already zoned R-2 Single Family Residential. There are still a couple pockets of the S-1 Planned Residential General, but the requested zoning is not out of character for the area. Mrs. Saylor advised that without changing the zoning if the Grays wanted to place a shed, deck or any other structures on the parcels they would be required to come back to Planning Commission to get approval. Mrs. Saylor also said the current zoning is not equitable for the purpose of building a house, since only approximately 1.8% of parcels in Bowling Green are zoned this way, so a majority of property owners are able to build by right administratively without a public hearing. Mrs. Saylor explained that there was a court ordered split of a 5 foot parcel between the Grays and the neighbor, which is also part of the rezoning request. This split was approved and recorded one week ago and part of this rezoning request.

Mr. Gray explained their plan for the parcels, if the rezoning is approved, is to construct a 2,700 square foot home with a 3-car garage. Then, after moving into the new residence, their plan is to sell the old house. They are also planning to use the existing curb cut for the new home. It was also stated that he and his wife have have given the City of Bowling Green a 20 foot easement for utilities.

Mr. Betts closed the public hearing due to no other comments or questions.

Mr. Betts moved and Ms. Ennis seconded that the rezoning request be approved as requested. Yes votes were given by Betts, Ennis, Michel, Phillips and Spitzer.

Mr. Betts read the S-District Site Plan Review request as follows:

S-District Site Plan Review with Waiver Requests for construction of a new Menards on South Main Street, identified as Parcel Number B08-510-360201019000.

Mr. Betts opened up the public hearing requesting the staff report. Mrs. Saylor advised that this property is roughly 26 acres and located in the 1200 block of South Main Street. Staff reviewed the plans and they have been approved, making them ready for Planning Commission approval. The property is currently zoned S-2 Planned Commercial. The structure is projected to be 173,226 square feet of heated area. The departments will consist of sales, receiving areas, restrooms, checkouts, special order areas and offices. There will also be 34,667 square feet of unheated area, which will consist of the garden center, delivery area, staging and overhangs. There will also be a 48,969 square foot warehouse behind the main

structure. The property owners who are adjoining the Menards site were contacted via a letter in the mail as required of the public hearing under Section 150.41.

Along with the site plan review, there were also waivers that were requested by Thomas Oneal on behalf of Menards. These waivers relate to the number of off-street parking spaces, landscaping, configuration of long length islands and detention pond setbacks. Section 150.16 of the Codified Ordinances allows Planning Commission to approve these waivers as part of the S-District review process.

Tom Oneal spoke on behalf of Menards and advised they are wanting to build a Menards store. Mr. Oneal began to explain each waiver request. He said they base their parking on historical needs meaning they do not look at the need as far as needing x number of spaces per square feet. They base their parking on the needs of other stores. They are trying to build a parking lot not to accommodate black Friday, but to accommodate spring and summer. The 408 parking spaces that have been requested are similar to a lot of the other stores. He said the landscaping from a parking lot perspective requires more landscaping for a larger parking lot. By constricting the size of the parking lot there is less parking lot landscaping that would be required. The elimination of the long length islands is requested to make it easier for people with pull behind trailers to be able to navigate the parking lot. The waiver for the detention basin in the south east corner was the last waiver requested.

Mrs. Sayler stated staff, in general, supported all waivers with the recommendation that trees along the entire frontage of the Menards property be added to coincide with the recent planning documents that call for softening commercial corridors and increasing the aesthetics. Mr. Oneal stated they have added trees to the south of the property and would be concerned with added trees on the future outlot they would like to create in the long-term.

Mr. Phillips ask if there was going to be only one species of trees or if there would be multiple species. Mr. Oneal advised there would be multiple species. An initial landscaping proposal was presented to the City and the City Arborist gave suggestions as to what he thought would thrive best.

Doug Zink came forward and stated he had no issues with the Menards store, but that he wanted to voice a few concerns in general about big box stores. He was concerned with Menards bringing in out of the area contractors where they would not be required to pay income taxes and along with those contractors he stated that normally undocumented workers also follow. Mr. Zink did bring documents he left for the Mayor and other City officials to review which described the issues he was concerned with.

Ms. Ennis moved and Mr. Phillips seconded that the waivers be approved as requested. Mr. Betts added to the motion that this waiver approval would be contingent on the fact that the 21 additional trees are added to the written

plan, that showed 45 trees, for a total of 66 trees on the site. Yes votes by Betts, Ennis, Michel Phillips and Spitler.

Mr. Betts read the ordinance amendment request as follows:

Ordinance Amendments to Section 150.55, Off-Street Parking, to add a parking lot buffer when located in the front yard setback along the Main and Wooster Street corridors.

Mr. Betts opened up the public hearing requesting the staff report. Mrs. Saylor explained that in 2014 when the Future Land Use Plan was adopted by City Council, part of the plan included adding screening to the parking lots within the front yard setback. In order to help with the implementation of this recommendation, a landscape architect was hired to write the language for the potential code change. It was then adapted to the Zoning Code to fit under Off-Street Parking. A committee has also been established that included a BGSU architect, Mayor Edwards, a City Council representative, Mrs. Saylor and the Municipal Administrator to determine what would work best for Bowling Green in regards to the look and type of screening. Mrs. Saylor advised that this new regulation would only be required of new developments, additions, change-in-use that initiates the site plan review process or if a property owner wants to have front yard parking in that specific corridor. Originally, this ordinance amendment only included Wooster Street however, City officials discussed the importance of including both main corridors, which would be Main Street to have a consistent look and identity for the City looking long-term. This new amendment will be added to the parking requirements in 150.55 which only allows parking in the front yard setback in in the R-1 and R-2 zoning districts. This would allow other zoning districts to have the front yard parking along the Wooster Street or Main Street corridors, but only if the buffering is installed. Mrs. Saylor advised the buffer would include a stone pier, which would have to be of the Kensington blend, and industrial grade fencing in between. Along with the buffering fence requirement there are also requirements for trees and islands. Mrs. Saylor explained that during the process of coming up with the language for this amendment she spoke with the City Arborist who made the suggestion of changing the word street trees to shade trees or just trees. This was his opinion because City officials often think of street trees as being in the City right-of-way and when the architect originally wrote the land use plan they thought street trees were any trees that you could see from the street. By changing the verbiage of the ordinance, it will make the ordinance clearer.

Mr. Betts moved and Ms. Ennis seconded that this item be recommended to City Council for approval of the amendments to Section 150.55 Off-Street Parking to add a parking lot buffer when located in the front yard setback along the Main Street and Wooster Street corridors. Yes votes were given by Betts, Ennis, Michel, Phillips and Spitler.

REZONING REQUEST

Mr. Betts read the rezoning request for Inlot 2801 (Parcel Number B07-511-190104010000) and Inlot 2802 (Parcel Number B07-511-190104009000), approximately 0.3582+/- acres in size, located at the northwest corner of North Enterprise Street and Frazee Avenue, from M-2 General Industrial to R-2 Single-Family Residential zoning classification. David Maurer for Maurer Rentals, applicant.

Mr. Betts set this item for public hearing at the September 4, 2019 Planning Commission meeting.

Representative to Zoning Board of Appeals

Ms. Ennis read the Zoning Board of Appeals request as follows:

1. Peter Brotzki, 820 Lelanford Circle, had requested a variance to allow the construction of a 6 foot tall privacy fence that would extend 12 feet into the front yard setback (Westminster Road side - corner lot), which is 2 feet taller than allowed.

She said many neighbors came to the meeting against this request and they were concerned since their deed restrictions would be violated. The Zoning Board denied the request.

Planning Department

Ms. Saylor advised that total zoning permits are slightly higher this year compared to this time last, 266 compared to 238 last year. There were 21 single-family housing starts so far this year compared to 23 from last year at this time and 5 commercial building permits, which is the same as last year. There is 1 industrial permit for this year and 5 institutional projects.

Ms. Saylor advised that permits were issued for the modular classrooms being added to 1020 Scott Hamilton and 542 Haskins Rd.

Permits still under review are for Lmaries, which should be issued soon. The expansion of Cogan's Crossing for Plats 8-14 is still under review. A Subdivision Not Requiring a Plat for South Main Street was received which is still currently under review, and will likely have waivers attached.

Planning, Zoning and Economic Development Committee of City Council held a committee meeting on Monday, July 15th at 6:00pm. The topics included a potential gateway district in the Thurstin, Manville and Wooster areas. The Municipal Administrator signed the contract with Calfee Zoning to start work on the gateway district.

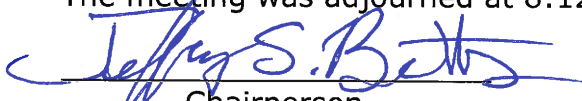
City Council held a public hearing for the rezoning at 140 South Grove Street, the site of the future Senior Center, that was approved.

Mrs. Sayler attended the Ohio Town and Gown Summit at Kent State University on July 18 and July 19, 2019. The next summit will be July 14-16, 2020, which will be located in Athens, Ohio at Ohio University.

The Northwest Ohio Planning and Zoning workshop will be Thursday, November 14, 2019 at the Radisson Hotel. Mrs. Sayler advised that more information will be given to Planning Commission once it is closer to the date when things are more finalized.

ADJOURNMENT

The meeting was adjourned at 8:12 p.m.


Chairperson

Secretary