

## **Planning Commission Minutes – June 5, 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:** Will Airhart, Jeff Betts, Judy Ennis, Gary Hess, Ryan Holley, Erica Sleek and Nathaniel Spitler

**Members Absent:** Richard Michel and Kris Phillips

**Minutes:** Minutes from the May 1, 2019 Planning Commission meeting were approved as submitted.

### **ELECTION OF OFFICERS**

Mr. Betts asked for nominations for Chairperson of the Planning Commission. Mr. Holley nominated Mr. Betts and Ms. Sleek seconded. Mr. Betts was unanimously elected by a voice vote.

Mr. Betts then asked for nominations for the Vice Chairperson. Mr. Betts nominated Mr. Hess and Ms. Ennis seconded. Mr. Hess was unanimously elected by a voice vote.

Mr. Betts asked for nominations for the representative to the Zoning Board of appeals. Ms. Sleek nominated Ms. Ennis and Mr. Betts seconded. Ms. Ennis was unanimously elected by voice vote.

### **S-DISTRICT SITE PLAN REVIEW**

Mr. Betts read the rezoning request as follows:

- Wood County Committee on Aging for construction of a new Wood County Senior Center with Waiver Requests at 140 South Grove Street.

Mr. Betts set this item for a public hearing at the next Planning Commission meeting, which will be held on Tuesday, July 9, 2019. Before scheduling the public hearing, Mr. Betts asked that this meeting be moved from the regularly scheduled meeting date of Wednesday, July 3 to Tuesday, July 9, due to the Bowling Green community fireworks that night. There were no objections to the request.

## **Staff Recommendation**

Mr. Betts read the rezoning request as follows:

*Rezoning of 140 South Grove Street from R-2 Single-Family Residential and S-3 Planned Institutional to I-1 Institutional.*

Ms. Saylor advised this request is something that is not typical from the city to recommend a rezoning of a property. However, in the case of 140 South Grove Street, it is a project that involves several parcels where half of the parcels are zoned S-3 Planned Institutional and a few other parcels are zoned R-2 Single Family Residential. Staff recommends applying the same zoning to all of these parcels because it is likely the Senior Center will be at this location for several decades. Ms. Saylor advised that after speaking with the City Attorney he did not feel it was necessary to set this item for a public hearing because the recommendation is already coming from the city and City Council would still need to hold a public hearing once a recommendation is provided by the Planning Commission. This would still allow the neighbors to have a time to give their input on the zoning change recommendation.

Mr. Airhart asked if this would affect the application and Ms. Saylor responded no. She explained at this point it would be reviewed under the current zoning because the process takes so much longer for the zoning change than it would for the S-District review.

Mr. Betts re-affirmed if this recommendation was forwarded tonight there would not be a public hearing on this aspect of the request through Planning Commission, however, it would still go through the public hearing process through City Council. He then advised that next month the commission would still be voting on the S-District Site Plan Review.

***Mr. Betts then made a motion to recommend approval to City Council of the rezoning of 140 S. Grove Street from R-2 Single Family Residential and S-3 Planned Institutional to I-1 Institutional. Ms. Ennis seconded this motion. This motion was approved unanimously by a roll call vote. Yes votes were made by Will Airhart, Jeff Betts, Judy Ennis, Gary Hess, Ryan Holley, Erica Sleek and Nathaniel Spitzer.***

## **LOBBY VISITATION**

Mr. Betts asked if anyone wished to come forward and speak to the commission. Denise Niese, Wood County Committee on Aging, came forward and thanked the Planning Commission for their work tonight and for their review process. She also thanked Ms. Saylor for being so wonderful to work with their engineering firm and architects. Ms. Niese advised the projected date to break ground was in August and they hope that things can be expedited so they can start moving forward with construction plans.

Mr. Betts asked if anyone else wished to come forward and speak. Due to no other interest lobby visitation was closed.

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

Ms. Ennis advised she had nothing to report for the Zoning Board of Appeals because there was no meeting last month due to lack of agenda items.

### **Community Action Plan Implementation Subcommittee**

Mr. Betts advised there was a meeting attended by Ms. Saylor, Greg Robinette, Lori Tretter (Municipal Administrator), Mike Aspacher (President of City Council), and Jeff Betts where it was determined that with certain aspects of the Zoning Code being updated they felt there was nothing more for the Community Action Plan Implementation Subcommittee to do at this time. The subcommittee will be indefinite hiatus at this time and will re-assemble when City Council, the Mayor or Ms. Saylor feels it is necessary for the committee to meet again.

### **Planning Department**

Ms. Saylor advised zoning permits are slightly higher this year compared to this time last, 169 compared to 136. There were 11 single-family housing starts so far this year compared to 22 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 2 institutional projects.

Ms. Saylor said a permit was recently issued for Schwind Electric to build a new building on Miller Drive in Bellard Business Park. A permit was issued to Wendy's on East Wooster Street for remodeling work to be done. Permits are currently under review or on hold for the following companies; Lmaries (333 South Main Street), Menards that would be located on South Main Street, and an expansion of Cogan's Crossing for plats 8-14.

Ms. Saylor advised they are currently working with a firm for the Zoning Code update, who the committee ranked the highest. She thanks Ms. Ennis and Will Airhart for serving on the scoring committee. Mr. Airhart had added that it is his hope City Council knows what a critical investment it is to have an updated zoning tool to be used for many years.

Last, Ms. Saylor said the next Historic Preservation Commission meeting will actually be a presentation by the Ohio Historic Preservation Office on Friday, June 28 at 10:00 a.m. at the Wood County Courthouse. The commission is also working on short and long-term goals.

### **ADJOURNMENT**

The meeting was adjourned at 7:19 p.m.

Jeffrey S. Bell  
Chairperson

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Secretary