

Planning Commission Minutes – September 4, 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, Ryan Holley, Richard Michel, Erica Sleek, and Nathaniel Spitler

Members Absent: Gary Hess and Kris Phillips

Minutes: Minutes from the August 7, 2019 Planning Commission meeting were approved as submitted.

LOBBY VISITATION

Mr. Betts asked if anyone wished to come forward and speak to the Planning Commission. Due to no interest, the time for lobby visitation was closed.

PUBLIC HEARING

Mr. Betts read the rezoning request:

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.

Mrs. Sayler described the rezoning request for 2 parcels, approximately 0.3582 acres in size, with the lots measuring 50 feet by 150 feet. The current zoning of the parcels is M-2 General Industrial and the applicant has applied for R-2 Single-Family zoning. She said all procedural requirements have been met for this request under section 150.111 of the Zoning Code. Presently the 2 parcels are vacant, however, all public utilities are available to the site. Ms. Sayler explained there is a 16-inch waterline currently running along North Enterprise Street, electric across the street on North Enterprise Street, and there is a combined sewer, 48 inches in diameter, along Frazee Avenue. Along with utilities present at the location, there are sidewalks along Frazee Avenue and North Enterprise Street, with an alley adjacent to the properties to the west.

Mrs. Sayler stated the potential use of this property would allow anything listed under the R-2 Single Family Residential zoning classification. She said the owner indicated on his application his desire to build two single-family dwellings, one on each lot. Mrs. Sayler felt that traffic would not be an issue in this area with the single-family use, a low intensity use.

Mrs. Sayler explained staff recommends approval of the request for several reasons. First of all, it is consistent with the Future Lane Use Plan, including the stated principals. She said it also is a better fit for the surrounding zoning of R-2 Single-Family zoning to the west and south. She explained that under the target investment area section of the Community Action Plan it talks about the areas of the northeast and southeast showing signs of deferred maintenance and blight, so new housing would help improve these areas. Lastly, she provided the Planning Commission members letters of support from adjoining property owners that were received by the Planning Department.

Mr. Betts then moved to applicant testimony. David Maurer, on behalf of Maurer Rentals, LLC, stated it is the intent of the owners to construct single-family homes on the lots if the request is approved.

Mr. Betts asked if there was a price point decided on for the single-family homes that would be built. Mr. Maurer explained that the lots are not standard size, which he felt would limit the size of houses that could be built on the lots making it difficult to say with much particularity what the price point could be.

Mr. Airhart asked if these were going to be rentals. Mr. Maurer advised they would be rentals at least in the short-term, given the proximity to the university and other rentals being in that neighborhood.

Ms. Ennis stated she appreciated the way the request fits in with the Land Use Plan and feels it is a win/win situation for all. Mr. Betts likes the idea it is new housing stock on previously unused land in a nice area. Mr. Airhart agreed and emphasized the key here is that it is new.

Ms. Ennis moved and Mr. Spitler seconded that the rezoning request be approved as requested. Yes votes were given by Airhart, Betts, Ennis, Holley, Michel, Sleek and Spitler. Motion approved.

Subdivision Not Requiring A Plat

Mr. Betts read the subdivision not requiring a plat request:

Subdivision Not Requiring a Plat with Waivers for South Main Street, identified as Parcel Number B07-511-300304007000.

Mrs. Sayler advised that this type of request can normally be administratively approved, however, due to the request having waivers is why it comes before Planning Commission for review. She stated the lot is currently 1.59 acres in size, located just north of Checkers Car Wash, between Advanced Auto Parts and Checkers Car Wash. The owners, CECW II, LLC, are proposing to sell "Parcel A" which would be 0.9273 acres and "Parcel B" which would be 0.7198 acres. The waiver request is needed because both parcels exceed the regulation that the depth of a parcel cannot exceed 2.5 times its width per Section 151.36(B). According to Mrs. Sayler, City staff indicated no concerns with the waiver request. She advised the owners will be maintaining one access point for all three parcels, which is critical for access management in this busy corridor. She said the other waiver request is for improvements of the road to the centerline. She said staff also supports this waiver request, although they requested that Planning Commission add a condition that the City will not stamp approval on these documents until all easements have been signed-off on by the owner. Mrs. Sayler said staff is still working with the engineer and property owner to figure out how to best serve the future commercial structure appropriately.

Shane Huntley, Poggemeyer Design Group, advised the owners are looking to develop these parcels, however, with the stacking the existing car wash requires, the requirement for frontage, and the access easements that are required, caused difficulty in meeting the width to depth ratio and frontage requirement.

Mr. Betts confirmed that all 3 properties would be served by one drive. Mr Huntley advised that this is correct and that there will be cross-access agreements for Parcels B and C.

Mr. Holley moved and Ms. Ennis seconded that the Subdivision Not Requiring a Plat with Waivers be approved as written with the condition that the easements be finalized and granted to the City. Yes votes were given by Airhart, Betts, Ennis, Holley, Michel, Sleek and Spitler. Motion approved.

Representative to Zoning Board of Appeals

Ms. Ennis read the Zoning Board of Appeals (ZBA) requested from their August meeting:

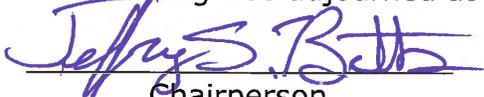
1. Craig Fite had requested a variance to allow the expansion of the existing driveway (already started), which would encroach 3 feet into the required 3 foot setback from the property lines to the west (would be a shared driveway with 140 Clay Street) and to the north at 136 Clay Street.
2. Craig Fite had requested a variance to allow the expansion of the existing driveway (already started), which would encroach 3 feet into

the required 3 foot setback from the property line to the east (would be a shared driveway with 136 Clay Street) at 140 Clay Street.

Ms. Ennis explained that the Zoning Board granted both requests with the condition that evergreen plantings be planted to shield the property to the north. This was due to complaints from a neighbor about lights from the house coming into their home. The ZBA also made the suggestion that Mr. Fite work with the City Arborist to make sure the plantings would cover the shield.

ADJOURNMENT

The meeting was adjourned at 7:20 p.m.


Chairperson

Secretary