



**PLANNING DEPARTMENT
CITY OF BOWLING GREEN**

Planning Commission Minutes – November 6, 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, Joe Phillips, Erica Sleek, and Nathaniel Spittler

Members Absent: Kris Phillips

Minutes: Minutes from the September 4, 2019 Planning Commission meeting were approved as submitted.

LOBBY VISITATION

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

ELECTION OF VICE CHAIRPERSON

Mr. Betts made a motion to nominate Ms. Ennis for Vice Chairperson. Ms. Sleek seconded. Ms. Ennis was unanimously elected by a voice vote.

ORDINANCE AMENDMENTS

Mr. Betts read the ordinance amendment as follows:

To Sections 150.03 Definitions, 150.16 Bulk and Density Regulations, 150.55 Off-Street Parking, 150.90 Rear Yards and 150.92 Open Areas Within Multiple-Family District, 150.93 (renumbering), and 150.103 Application and Issuance of Zoning Certificate.

This item was set for public hearing on December 4, 2019.

Representative to Zoning Board of Appeals

Ms. Ennis read the Zoning Board of Appeals (ZBA) requests from the September meeting:



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Eric Hager, 532 South Summit Street, had requested a variance to allow the reconstruction of an 11 foot 2 inch by 20 foot 2 inch garage with a height of 9 feet (rebuilt on the same footprint and near completion), which would encroach 9 feet 3 inches into the required 10 foot setback from the side property line to the south.

Ann Darke, 1103 Charles Street, had requested a variance to allow the construction of a 9 foot 7 inch by 30 foot 6 inch addition (deck), which would encroach 9 feet 7 inches into the required 35 foot front yard setback to the north.

Abelardo Posada, 724 Ordway Avenue, had requested a variance to allow the construction (already started) of an 8 foot by 20 foot accessory building (pergola), which would encroach 10 feet into the required 10 foot side yard setback to the north.

Marcia Buckenmyer, 1718 Dolly Drive, had requested a variance to allow the construction of a 16 foot by 17 foot addition (deck), which would encroach 10 feet into the required 30 foot rear yard setback to the north.

Ms. Ennis explained that the Zoning Board granted all 4 requests.

PLANNING COMMISSION

Ms. Saylor advised that the total number of zoning permit applications received so far this year was 390, compared to 356 this time last year. There were 28 single-family housing starts so far this year compared to 29 from last year and 1 multiple family permit compared to 0 last year. Currently there are 5 commercial building permits compared to 4 last year, along with 2 industrial permits for this year compared to 3 for last year, and 5 institutional projects compared to 3 last year.

Permits currently under review are for Dunkin Donuts and West Park Place Apartments. The expansion of Cogan's Crossing for Plats 8-14 will likely be on the December Planning Commission agenda.

The Planning Commission was given copies of an updated list from City Council of the implemented recommendations of the Community Action Plan and the East Wooster Street Corridor report. Calfee Zoning who was hired to create the new gateway zoning district will be providing the City with a first draft of the project likely before the end of the year. Calfee Zoning is also doing a diagnostic of the Zoning Code by comparing the regulations with the 7 principals of the Future Land Use Plan to see what correlates with the recommendations and what does not for further changes.

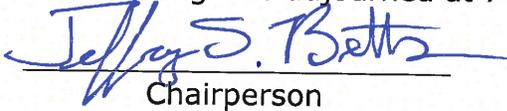


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The Northwest Ohio Planning and Zoning workshop will be Thursday November 14, 2019 at the Radisson Hotel. Ms. Saylor asked that if anyone wants to attend to let her know by Friday.

ADJOURNMENT

The meeting was adjourned at 7:12 p.m.



Chairperson

Secretary

