



PLANNING DEPARTMENT  
CITY OF BOWLING GREEN

## **Planning Commission Minutes – December 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, Richard Michel, Erica Sleek, and Nathaniel Spitler

**Members Absent:** Ryan Holley, Joe Phillips and Kris Phillips

**Minutes:** Minutes from the November 6, 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.

### **PUBLIC HEARING**

Mr. Betts read the proposed ordinance amendment as follows:

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.

Mrs. Sayler advised the requested changes are to limit the allowable lot coverage for buildings and any type of impervious surface, which would include paving in R-1 and R-2 Single Family Zoning Districts. This change comes after a noticeable uptick in the paving of yards and the City determined this would be a good time to update the ordinances. Mrs. Sayler explained she reviewed the ordinances from Kent, Oxford and Athens when writing the new changes, which is a common zoning practice to limit lot coverage.

A discussion between Planning Commission members Nate Spitler, Will Airhart, Jeff Betts and City Prosecutor Hunter Brown lead to the changing of verbiage from the original request. It was determined the new language would read as follows for the definition of impervious surface – “for the purposes of lot coverage, surfaces with materials such as gravel, porous pavers, permeable pavers or permeable concrete are considered impervious.



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The next change occurs in chapter 150.55 paragraph (a) and will read as follows:

"Driveways and parking must comply with the maximum lot coverage, under Section 150.16 Bulk and Density Regulations."

The final change occurs in Section 150.55 (c) and will read as follows:

"Any off-street parking or loading space or driveway or storage area, for its entire length and area shall be of a hard, dustless surface (asphalt, concrete, brick paving blocks, or porous pavers) and drained according to sound engineering practices, and approved by the City Engineer."

All other recommendations were approved as submitted by Mrs. Saylor to be forwarded to City Council for their approval.

***Mr. Betts amended the original motion to reflect the changes brought on by the discussion between the Planning Commission members and the City Prosecutor. Mr. Spittler seconded the amended motion and the recommendations were unanimously approved by a roll call vote to forward the ordinance amendments on to City Council.***

### **SUBDIVISION**

Mr. Betts read the subdivision request as follows:

Preliminary Plan with Waiver Requests for Cogan's Crossing Plats 8-14.

Mrs. Saylor advised the current owner of this property is Blue Creek LLC and they wish to develop Plats 8-14 of Cogan's Crossing, which is an existing subdivision. This subdivision was first platted in 2002 by Dold Homes. The new owners have owned this plat since 2011 and now would like to move forward with splitting the land. City regulations require a preliminary plat be approved annually and the last time this was done was in 2007. The proposed development would add 56 additional lots to the subdivision. Traffic information was submitted and had been approved by the City to use the existing access points. There is also a request for waivers for lots 183-191 to exceed the 2.5 times the width times the depth ratio according to Section 150.136(A) of the Subdivision Regulations. When this was originally requested back in 2001, Mrs. Saylor advised they had requested the same waivers and they were approved, however, the waivers also need to be re-approved because of the expiration of the plat approval.



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Mrs. Sayler advised the commission she currently lives in this neighborhood; however, she does not live adjacent to any of the plats. She advised the commission she verified that all the necessary requirements have been met.

Mr. Huntley from Poggemeyer Design Group came forward to speak on the waiver requests for the property. Mr. Huntley explained that the requests do match the existing plat 5 that has already been developed and the current depth to width ratio would be 3.09 which is slightly above the 2.5 requirement. The configuration of the lot size for lots 10 and 11 make them deeper, but the lot width being 70 feet is standard. Mr. Huntley also stated that once approved they would be submitting construction drawings in the next couple of weeks.

***Ms. Ennis moved that the preliminary plan with waiver requests be granted and Mr. Spitler seconded the motion. This was unanimously approved by a roll call vote.***

Mr. Betts at this time made an announcement that there would be no January 2020 Planning Commission meeting due to a lack of agenda items.

**Representative to Zoning Board of Appeals**

Ms. Ennis read the Zoning Board of Appeals (ZBA) request from the November meeting:

David Pflieger, 325 North Prospect Street (corner lot), had requested a variance to allow the construction of a 10 foot by 12 foot accessory structure (pergola), which would encroach 4 feet, 5 inches into the required 16 foot 5 inch average front yard setback to the north and would encroach 5 feet into the 10 foot required setback from the primary structure.

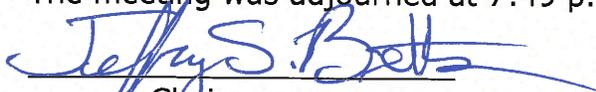
Ms. Ennis explained that the Zoning Board granted this request.

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No report.

**ADJOURNMENT**

The meeting was adjourned at 7:49 p.m.

  
Chairperson

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Secretary

