



PLANNING DEPARTMENT  
CITY OF BOWLING GREEN

**Planning Commission Minutes – February 5, 2020**

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, Joe Phillips and Nathaniel Spittler

**Members Absent:** Will Airhart, Ryan Holley, Kris Phillips and Erica Sleek

**Minutes:** Minutes from the December 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.

**REZONING REQUEST**

Mr. Betts read the proposed rezoning as follows:

Rezoning for 18.2905 acres along the 600 block of South Dunbridge Road, a portion of Parcel Number B07-511-280000015000, from A-1 Agricultural to I-1 Institutional zoning classification. Whitson Properties LLC (property owner) and Bowling Green Healthcare Real Estate, applicants.

Mr. Betts set this item for public hearing at the next Planning Commission meeting which will be March 4, 2020.

**PUBLIC CONSTRUCTIONS**

Mr. Betts requested that Mrs. Sayler give a report on the specific projects for the public construction.

Mrs. Sayler explained that staff is requesting approval of several public construction projects which were provided to her from the Engineering Division. These projects include various water, sewer, and roadway resurfacing projects slated for 2020. The projects were listed as follows:



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Water- 20" Transmission Valves (4 Valves-Haskins/Poe, Haskins/Cross Creek, Haskins/582, and Haskins/King)  
Water- West Wooster Street Water (Church St to Haskins Rd)  
Sewer- Maple Street Sewer Relining (Wooster St to Pearl St.)  
Sewer- Conneaut Park Relining (Wallace Ave to Conneaut Ave)  
Sewer- Ridge St - Abandon 15" Sewer Through Park (Summit St to Prospect St) Sewer- West Wooster St Relining and Manhole Replacement (Church St to Haskins) Sewer- Country Club Dr Sewer (Rehab sewer from near pool to Fairview Ave) Roadway- Thurstin Ave (Poe to Ridge)  
Roadway- Pike Ave (North Enterprise St to Thurstin)  
Roadway- South Church St (Pearl St to Sand Ridge Rd}  
Roadway- Flanders Ave (entire length)  
Roadway- Clay St (entire length)  
Roadway- Meeker St (entire length)  
Roadway- East Gypsy Lane Rd (1-75 to Dunbridge Rd) Preliminary Plan with Waiver Requests for Cogan's Crossing Plats 8-14.

***Mr. Betts requested that the roll call vote be taken inclusive of all the projects due to there being so many. Ms. Ennis seconded that motion and the public construction projects were unanimously approved by a roll call vote.***

**Representative to Zoning Board of Appeals**

No report.

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Mrs. Saylor advised that the total number of zoning permit applications received so far this year was 15, compared to 15 this time last year. There were 3 single-family housing starts so far this year compared to 0 from last year.

Permits have recently been approved for Dunkin Donuts and West Park Place Apartments. The expansion of Cogan's Crossing for Plats 8-14 have been approved, and a Final Plat for Cogan's Crossing should be coming to Planning Commission soon. A Mrs. Saylor also stated that a subdivision not requiring a plat is currently under review for South Dunbridge Road, which relates to the rezoning request that was on the February Planning Commission Agenda.

Mrs. Saylor informed the commission that City Council was updated by Greg Robinette on the recommendations for the East Wooster Street



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redevelopment. A copy of the documentation that Mr. Robinette provided during the update was given to the Planning Commission.

Planning Commission was reminded of the joint City Council/Planning Commission meeting on February 11, 2020 at 6pm at Simpson Garden Park. At that meeting, Calfee Zoning from Cincinnati will be presenting information on the new Gateway District. They will also be presenting the diagnostics on the new zoning code in relation to the recent recommendations to the City's planning documents.

The Planning Commission was also reminded that City Council will be having an educational session that will be presented by Montros Group. The session will be about tax increment financing and opportunity zones.

City Council held a public hearing on the latest code amendments that were recommended by Planning Commission. Those were approved at the January 21, 2020 meeting. The amendments will come into effect on February 21, 2020.

The Parks and Recreation Department is continuing their 5 year master plan update. The next focus group meeting is at the Community Center on February 24, 2020 at 7pm.

The Planning Commission was given several documents that dealt with year-end review for the Planning Department. Those documents can be found at the end of the February Planning Commission Minutes.

**ADJOURNMENT**

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

  
Chairperson

  
Secretary

