



PLANNING DEPARTMENT  
CITY OF BOWLING GREEN

## **Planning Commission Minutes – March 3, 2021**

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, Bob McOmbler, Nate Spitler, Judy Ennis, Jeff Betts (Zoom), Richard Michel (Zoom), Joe Phillips (Zoom), Kris Phillips (Zoom).

**Members Absent:** Erica Sleek

**Minutes:** Minutes from the February 3, 2021 Planning Commission meeting were approved as read.

### **LOBBY VISITATION**

Jeff 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 rezoning request as follows:

Annexation of approximately 10.822 +/- acres on Bowling Green Road East, identified as parcel number C11-511-210000011000, from Center Township. Richard and Judith Carpenter, petitioners.

Mrs. Saylor explained that a petition was received to annex 10.822 +/- acres on Bowling Green Road East and the road would then be known as East Wooster Street once it is annexed. This request will allow for electrical service to be provided for a new cell tower at that location. According to Mrs. Saylor the construction of the tower appears to be near completion. These pictures were provided to the Planning Commission for their review. Mrs. Saylor further explained if the annexation was approved the commission would need to set the interim zoning for the property and send that to City Council.



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Mrs. Sayler notified the commission that one phone call was received by the Planning Department about this annexation request. The resident of the home located in front of the parcel to be annexed wanted clarification on if the home was part of the annexation request. The resident was told the home was not included in the annexation and if they were interested in annexing they would need to submit a petition.

There were no representatives for the petitioners present at the meeting. No one from the public wished to come forward and give public testimony about the request.

*Mr. Betts moved and Ms. Ennis seconded that this annexation be recommended to city council for approval. Yes votes were made by Airhart, Betts, Ennis, McOmber, Michel, J. Phillips, K. Phillips and Phillips and Spitler.*

Mr. Betts read the proposed interim zoning request as follows:

For approximately 10.822 +/- acres on Bowling Green Road East, identified as parcel number C11-511-210000011000, from Center Township. Richard and Judith Carpenter, petitioners.

Mrs. Sayler explained according to Chapter 150.120 of the Zoning Code, the Zoning Inspector is required to recommend to the Planning Commission the existing zoning in Center Township. In this instance the parcel is already zoned industrial in Center Township. Mrs. Sayler said the M-3 Business Park zoning makes the most sense because it would replicate the zoning of the Wood Bridge Business Park which is adjacent. She also advised that it is likely in the future that the existing roadway of Woodstream Drive would be expanded to the east, which would include the northern edge of this property.

*Ms. Ennis moved and J. Phillips seconded that the commission recommend the interim zoning for this parcel to be M-3 Business Park. Yes votes were made by Airhart, Betts, Ennis, McOmber, Michel, J. Phillips, K. Phillips and Spitler.*

**REZONING REQUEST**



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Mr. Betts read a rezoning request for approximately 1.4125 +/- acres located at 304 North Church Street, 316 North Church Street, and 305 North Main Street, from the I-1 Institutional and S-3 Planned Institutional zoning classifications to the B-3 Central Business District zoning classification. City of Bowling Green, applicant.

*This was set for Public Hearing at the next meeting on April 7, 2021.*

**ANNEXATION**

Mr. Betts read an annexation request for approximately 18.51 +/- acres off of South Wintergarden Road identified as parcel numbers R63-510-260401001000 and R63-510-260401001005, from Plain Township. City of Bowling Green.

*This was set for Public Hearing at the next meeting on April 7, 2021.*

**PUBLIC CONSTRUCTION**

Mrs. Sayler read the requests for various roadway resurfacing, water and sewer projects that the Planning Department received from the Engineering Department. Those requests can be found at the end of these minutes.

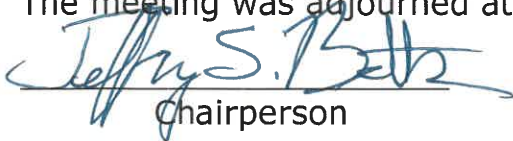
*Mr. Betts moved and Mr. McOmber seconded that the roadway projects requests be approved. Yes votes were made by Airhart, Betts, Ennis, McOmber, Michel, J. Phillips, K. Phillips and Spitler.*

**REPORTS**

No Reports were given by the Zoning Board of Appeals representative or by the Planning Department

**ADJOURNMENT**

The meeting was adjourned at 7:16 p.m.

  
Chairperson

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Secretary

Handwritten scribble or signature.