



PLANNING DEPARTMENT
CITY OF BOWLING GREEN

MINUTES: Board of Zoning Appeals Meeting

April 13, 2022 at 7:00 p.m.

City Administrative Services Building, 304 N. Church St., Bowling Green, Ohio 43402

MEMBERS PRESENT: Rose Hess, Bob Waddle, Hobie Johnson, Judy Ennis, David Pflieger and Chris Ostrowski.

MEMBERS ABSENT: Matt Bostdorff

All minutes of the meeting including all testimony pertaining to the variance requests were recorded by Joan Woessner, Court Reporter, Common Pleas Court, Courtroom #1 Bowling Green, Ohio. This record is on file and may be transcribed for the public record. The minutes of the **March 9, 2022** meeting of the Board were approved as circulated.

REQUESTS FOR VARIANCE

Todd Overly, on behalf of Pinnacle Plastic Products at 513 Napoleon Road, has requested a variance to allow the construction of a 35 foot by 6 foot banner (for one year) on the south side of the building, which would exceed the 136 square feet maximum size allowed in the M-2 General Industrial zoning district. A variance is also requested for the construction of a 2 foot by 4 foot directional sign on the south side of Napoleon, which would be an off-premise sign located at 510 Napoleon Road.

Chris Ostrowski moved, Bob Waddle seconded, that the variance be granted as requested.

Motion carried.

Yes votes by Rose Hess, Bob Waddle, Hobie Johnson, Judy Ennis, David Pflieger and Chris Ostrowski.

No votes by None.

Shanda Willman, 411 South Summit Street, has requested a variance to allow the construction of a 7 foot by 12 foot addition to an existing accessory structure (already constructed), which would encroach 20 feet into the required 20 foot rear yard setback for an accessory building that is over 160 square feet in total size.

David Pflieger moved, Hobie Johnson seconded, that the variance be granted as amended. Must add a gutter for drainage.

Motion carried.

Yes votes by Rose Hess, Bob Waddle, Hobie Johnson, Judy Ennis, David Pflieger and Chris Ostrowski.

No votes by None.

Nathan Waggner, of Cash Waggner & Associates and on behalf of the property owner Whitson Properties, LLC, has requested a variance to allow the construction of a 288-unit multi-family residential apartment complex, which would provide 576 off-street parking spaces (2 spaces per unit) rather than the required 904 off-street parking spaces (a difference of 328 spaces, based on the requirement of 1 space per 320 square feet) at the parcel identified as Parcel Number B07-511-280000015000 on South Dunbridge Road.

Hobie Johnson moved, Bob Waddle seconded, that the variance be granted as requested.

Motion carried.

Yes votes by Rose Hess, Bob Waddle, Hobie Johnson, Judy Ennis and David Pflieger.

No votes by Chris Ostrowski.

LOBBY VISITATION

Meeting adjourned at 7:59 p.m.

Judy Ennis
Chairman

Rose C. Hess
Secretary