



**PLANNING DEPARTMENT**  
CITY OF BOWLING GREEN

**Planning Commission Minutes – May 4, 2022**

The Planning Commission met on the above date at 7:00 p.m. in the Administrative Services Building, 304 North Church Street, Bowling Green, Ohio.

**Members Present:** Will Airhart, Abhishek Bhati, Judy Ennis, Bob McOmber, Joe Phillips and Tom Stalter.

**Members Absent:** Mark Remeis, Erica Sleek and Nate Spitler

**Minutes:** Minutes from the March 2, 2022 Planning Commission meeting were approved as read.

**LOBBY VISITATION**

Mr. McOmber asked if anyone wished to come forward and speak to the Planning Commission. Lobby visitation was closed due to no comments.

**CITY COUNCIL REFERRAL**

Mr. McOmber advised that tonight they are reviewing a request from the Historic Preservation Commission to designate two properties in the City to be placed on the Local Historic Register. It was determined that a public hearing would not be required for this referral to City Council, due to the Historic Preservation Commission having already held a public hearing on the topic and City Council would then have a public hearing as well.

Mrs. Saylor gave a report on the specifics of the request and the report, including historic building inventories, are attached to these minutes.

Mr. Bhati asked what is the larger goal that is trying to be achieved. Mrs. Saylor said she could not speak for the Commission, but that the goal is to preserve historic buildings and districts. The Commission felt this was a positive first step to look at our own buildings as a place to start. She believes long-term they want to look at key historic buildings and have them placed on the Local Historic Register. She stated historic preservation is not all about laws and regulations, it is about how can we all work together to help preserve these treasures in our community.

*Ms. Ennis moved, and Mr. Phillips seconded, to recommend to City Council to place the Police Building (175 West Wooster Street) on the local historic register. Yes votes were made by Will Airhart, Abhishek Bhati, Judy Ennis, Bob McOmber, Joe Phillips, and Tom Stalter.*



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*Ms. Ennis moved, and Mr. Phillips seconded, to recommend to City Council to place Needle Hall, in City Park (520 Conneaut Avenue) on the local historic register. Yes votes were made by Will Airhart, Abhishek Bhati, Judy Ennis, Bob McOmber, Joe Phillips, and Tom Stalter*

**REPORTS**

Ms. Ennis, the Planning Commission's representative to the Zoning Board of Appeals, read the following requests from the April 13, 2022 meeting:

Todd Overly, on behalf of Pinnacle Plastic Products at 513 Napoleon Road, had 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.

Shanda Willman, 411 South Summit Street, had 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.

Nathan Waggner, of Cash Waggner & Associates and on behalf of the property owner Whitson Properties, LLC, had 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.

All the agenda items were approved by the Zoning Board of Appeals.

**PLANNING DEPARTMENT**

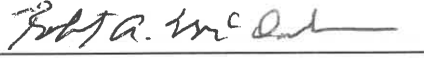
Heather Sayler, Planning Director, provided a typed report to the Planning Commission detailing the main points from the Planning Department that she wanted to share. Those documents are attached to these minutes.

**ADJOURNMENT**



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The meeting was adjourned at 7:22 p.m.



Chairperson

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Secretary

