



PLANNING DEPARTMENT
CITY OF BOWLING GREEN

Planning Commission Minutes – June 1, 2022

The Planning Commission met on the above date at 7:00 p.m. in the Simpson Building, 1291 Conneaut Avenue, Bowling Green, Ohio.

Members Present: Will Airhart, Abhishek Bhati, Judy Ennis, Bob McOmber, Joe Phillips, Mark Remeis, Erica Sleek, Nate Spitler and Tom Stalter.

Members Absent: None

Minutes: Minutes from the May 4, 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.

ELECTION OF OFFICERS

Mr. McOmber asked for nominations for Chairperson of the Planning Commission. Mr. Phillips nominated Mr. McOmber, Ms. Ennis seconded. Mr. McOmber was unanimously elected by a voice vote.

Mr. McOmber asked for nominations for the Vice Chairperson. Mr. McOmber nominated Mr. Joe Phillips, Ms. Ennis seconded. Mr. Joe Phillips was unanimously elected by a voice vote.

Mr. McOmber asked for nominations for the representative to the Zoning Board of appeals. Mr. Phillips nominated Ms. Ennis, Mr. McOmber seconded. Ms. Ennis was unanimously elected by voice vote.

Mr. McOmber asked for nominations for the representative to the Community Reinvestment Area Housing Council. Mr. McOmber nominated Mr. Spitler, Ms. Ennis seconded. Mr. Spitler was unanimously elected by voice vote.

REZONING REQUEST

Mr. McOmber read the rezoning request as follows:

Rezoning request for 0.1561 acres located at 220 Manville Avenue from M-1 Light Industrial to R-2 Single-Family Residential. David Maurer on behalf of Action Rentals LLC, applicant.



PLANNING DEPARTMENT
CITY OF BOWLING GREEN

The item was set for public hearing at the next Planning Commission meeting on July 6, 2022.

PRESENTATION from ZoneCo – Zoning Code Draft Review

Mr. McOmber introduced Nolan Nicaise, from ZoneCo, who was hired by the City of Bowling Green to update the Zoning Code. He gave a presentation on the Zoning Code draft which included Articles 4, 5 and 6 of the update and answered questions from Planning Commission members, as well as members of the community. His presentation is attached to these minutes.

Some questions that were asked, along with responses (italicized), were as follows:

- Why are one and two unit dwellings not required to have site plans? *This helps to reduce the financial burden on home owners to pay for site plans and also provides flexibility when a site plan is required.*
- Would there be a section for fence height on corner lots? *Yes, front yard is defined in this code. Any portion of a lot between the front lot line and the front yard setback.*
- If there is damage to a structure could you rebuild a non-conforming structure? *Yes, but there is a timeline to protect the City.*
- Is there a mechanism to get an extension on the timeline? *No, I would have to add a section for that.*
- If more than 75% of a building is destroyed does that include a basement? *It does not include a basement.*
- What is the mechanism for calculating the percentage? *Gross area is used to calculate the percentage because gross area is easier to evaluate.*
- Can Planning Commission select additional dates for public comment in person? *Yes, Planning Commission can do that, but any updates to the code that Planning Commission would like to see would need to be given to ZoneCo so those updates can be included in the new Zoning Code.*
- Can you have outdoor entertainment at a microbrewery? *Outdoor entertainment, as proposed, could not be amplified.*
- If one dwelling unit is allowed per lot, than if on a double lot could it have two units? *Typically accessory units are not allowed on an adjacent lot. That is being written down for further discussion.*
- Could we not have a neighborhood commercial zone? *Yes, but it would involve a lot of re-writing of the draft.*
- What do you say to someone that lives in a neighborhood who says they do not want a business opening next to them? *What specifically*



PLANNING DEPARTMENT
CITY OF BOWLING GREEN

- do you not want with a business next door. That's what you have to ask so that you can control the side effects of the business.*
- What is the difference between Neighborhood Commercial and Pedestrian Residential? *Neighborhood Commercial allows a lot more uses and the setbacks are different than in a Pedestrian Residential.*
 - Is there a relationship where Neighborhood Commercial is mapped and income? *No income data was used. Mapping was intended to not make a lot of non-conforming uses.*
 - How will the Planning Commission members know what comments have been received? *Once a week, all comments will be sent to the Planning Commission members.*

It was discussed by the Planning Commission members that at the July 6, 2022 meeting members of the community would be allowed to speak during the meeting with concerns or questions about the Zoning Code. There will be a time limit for those discussions. It was also discussed that the members of the Planning Commission should review the permitted uses section of the code and focus on accessory dwelling units. At the meeting the commission will also discuss what they will be doing at the following meeting on August 3, 2022.

REPORTS

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

Ryan and Emily Scrimshaw, 1042 Gustin Avenue, requested a variance to allow the construction of a 6.5 foot by 11 foot accessory structure, which would encroach 5 feet into the 5 foot required side yard setback to the east and would encroach 5 feet into the 5 foot required side yard setback to the north.

Simon Morgan-Russell, 426 Wallace Avenue, requested a variance to allow the construction of a 6 foot tall fence in the 25 foot front yard setback (corner lot – fence would be in the front yard that faces North Maple Street), which would be 2 feet taller than the 4 foot maximum allowed.

Bryan Wiles, owner of Heartland Rentals LLC, requested a variance to allow the construction of a single-family residence on Parcel Numbers B08-510-240406003000 and B08-510-240406002000 located on Morton Avenue (behind 325 North Maple Street), which would encroach 15 feet into the 25 foot required front yard setback to the north and would encroach 20 feet into the 30 foot required rear yard setback to the south. The parcels are zoned R-



PLANNING DEPARTMENT
CITY OF BOWLING GREEN

2 Single-Family Zoning District and do not meet the minimum lot size requirement.

Greg Kinder, 800 Deer Ridge Run, requested a variance to construct an 11 foot by 26 foot addition (3rd garage bay), which would encroach 2 feet 5 inches into the 10 foot required side yard setback to the north.

Jimmy McCune, on behalf of Wallick Communities and property owners Lloyd and Linda Fite, requested a variance to allow the construction of a 96-unit multi-family residential apartment complex, which would provide 223 off-street parking spaces (2.17 spaces per unit) rather than the required 358 off-street parking spaces (a difference of 135 spaces, based on the requirement of 1 space per 320 square feet) and would exceed the 40% maximum lot coverage by approximately 10% (for a total of 50% lot coverage). The parcel is identified as Parcel Number B07-511-300303046000, near the 900-1000 block of South Main Street (east side), and zoned R-3 Multiple Family Residential, Moderate Density.

Thomas Yurysta, representing Proudfoot Associates Inc on behalf of Culver's Restaurant, requested a variance to allow the construction of a total of 6 signs (4 wall signs and 2 signs on a pylon), which would exceed the maximum of 3 signs allowed for a business. The parcels are identified as Parcel Numbers B08-510-360201019006 and B08-510-360201019005 and located on West Gypsy Lane Road in front of the Wal-Mart property.

Ms. Ennis said all the agenda items were approved by the Zoning Board of Appeals, except for the Bryan Wiles request, which was tabled until the next Zoning Board of Appeals meeting on June 8, 2022. This was done so that more information could be gathered concerning the request.

PLANNING DEPARTMENT

No report.

ADJOURNMENT

The meeting was adjourned at 8:43 p.m.



Chairperson



Secretary