



PLANNING DEPARTMENT
CITY OF BOWLING GREEN

Planning Commission Minutes – July 6, 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, 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.

PUBLIC HEARING

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.

Mrs. Saylor advised that all of the procedural requirements have been met for this request. She explained there was a fire at this location and although the owner could rebuild within certain parameters, he wanted to rebuild under the correct zoning which would be R-2 Single Family Residential so this property would no longer be legal non-conforming. Her full report is attached to these minutes.

Mr. McOmber moved, and Ms. Ennis seconded, to approve the rezoning request from M-1 Light Industrial to R-2 Single Family Residential. Yes votes were made by Will Airhart, Abhishek Bhati, Judy Ennis, Bob McOmber, Joe Phillips, Mark Remeis, Erica Sleek, Nate Spitler and Tom Stalter.

REPORTS

Ms. Ennis, explained that they selected new officers at the June 8, 2022 Zoning Board of Appeals meeting. The officers elected are as follows:

- Judy Ennis - Chairperson
- Hobie Johnson - Vice Chairperson
- Matt Bostdorff - Secretary



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Ms. Ennis also advised they had two variance requests at the June 8, 2022 meeting and she read them as follows:

Bryan Wiles, owner of Heartland Rentals LLC, had 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-2 Single-Family Zoning District and do not meet the minimum lot size requirement. *(Tabled from last meeting on 5/11/2022)*

Eric Boswell, 1500 South Orleans Avenue, had requested a variance to allow the construction of a 10 foot by 12 foot accessory structure, which would encroach 2 feet into the 5 foot required side yard setback to the north and would encroach 3 feet into the 5 foot required side yard setback to the east.

Ms. Ennis advised that both requests were granted unanimously.

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Heather Saylor, Planning Director, gave a report, which is attached to these minutes.

WORK SESSION

Mrs. Saylor advised that Nolan Nicaise from ZoneCo was joining the meeting via Zoom to review and discuss the draft Zoning Code.

Mrs. Saylor read the list of community members that wished to speak during the work session and they are as follows:

1. Fern Larking Kao – 114 Buttonwood Ave
2. Linda Duda – 442 S Grove St
3. Peg Baker – 221 Eberly Ave
4. Ken Parker – 158 S Maple St
5. Emily Dunipace – 415 W Wooster St
6. Jim Evans – 203 Buttonwood Ave
7. Penny Evans Meyer – 203 Buttonwood Ave
8. David B. Wilson – 208 Eberly Ave

All of their comments can be viewed on YouTube (www.bgohio.org/meetings).



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After all community members had addressed the Commission, Mr. McOmber closed the public comment section of the meeting and moved on to the deliberation between Planning Commission members and Nolan Nicaise from ZoneCo. Their discussion can be viewed on YouTube and their motions from those discussions can be found below.

1. *Mr. McOmber moved, and Ms. Ennis seconded, to add "Accessory Dwelling Units" as a Conditional Use in the Pedestrian Residential District. Yes votes by Mr. Spitler, Mr. Stalter, Ms. Sleek, Mr. Remeis, Mr. Phillips, Mr. McOmber, Ms. Ennis, Mr. Bhati and Mr. Airhart. This motion was approved unanimously. The motion was approved unanimously by a roll call vote.*
2. *Mr. Airhart moved, and Ms. Sleek, seconded to add Artisan Manufacturing as a permitted principal use in the Pedestrian Residential District. Yes votes by Mr. Bhati, Mr. Airhart, Ms. Ennis, Mr. McOmber, Mr. Phillips, Mr. Remeis, Ms. Sleek, Mr. Spitler and Mr. Stalter. The motion was approved unanimously by a roll call vote.*
3. *Mr. McOmber moved, and Ms. Ennis seconded, to remove cemeteries from the Pedestrian Residential District. Yes votes by Mr. Remeis, Ms. Sleek, Mr. Spitler, Mr. Stalter, Mr. Phillips, Mr. McOmber, Ms. Ennis, Mr. Bhati and Mr. Airhart. This item was approved unanimously by a roll call vote.*
4. *Mr. McOmber moved, and Ms. Sleek seconded, to change "Day Care Center" from a Permitted Use to a Conditional Use in the Pedestrian Residential District. Yes votes by Mr. Bhati, Mr. Airhart, Ms. Ennis, Mr. McOmber, Mr. Phillips, Mr. Remeis, Ms. Sleek, Mr. Spitler and Mr. Stalter. The motion was approved unanimously by a roll call vote.*
5. *Mr. Airhart moved, and Mr. Phillips, seconded to add "Restaurant" as a Conditional Use in the Pedestrian Residential District. Yes votes by Ms. Ennis, Mr. McOmber, Mr. Phillips, Mr. Remeis, Ms. Sleek, Mr. Spitler, Mr. Stalter, Mr. Bhati and Mr. Airhart. The motion was approved unanimously by a roll call vote.*
6. *Ms. Ennis moved, and Mr. Bhati seconded, to change "Retail Sales" and "Retail Services" from a Permitted Use to a Conditional Use. Yes votes by Mr. Airhart, Mr. Bhati, Ms. Ennis, Mr. McOmber, Mr. Phillips, Mr. Remeis, Ms. Sleek, Mr. Spitler and Mr. Stalter. The motion was approved unanimously by a roll call vote.*



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- 7. *Mr. McOmbler moved, and Ms. Ennis seconded, to recommend the request from Trinity United Methodist Church located at 200 N Summit Street to change their zoning district from a Pedestrian Residential Zoning District to an Institutional Zoning District on the proposed Zoning Map. Yes votes by Mr. McOmbler, Ms. Ennis, Mr. Bhati, Mr. Airhart, Mr. Phillips, Mr. Remeis, Ms. Sleek, Mr. Spitler and Mr. Stalter. The motion was approved unanimously by a roll call vote.*

The Planning Commission scheduled an additional meeting for Monday, July 11, 2022. Members of the board plan to discuss definitions, limitations and regulations at this meeting.

ADJOURNMENT

The meeting was adjourned at 9:23 p.m.

Chairperson

Secretary