



PLANNING DEPARTMENT
CITY OF BOWLING GREEN

Planning Commission Minutes – July 11, 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

WORK SESSION

Mr. McOmber, chairperson, opened the Planning Commission meeting explaining that this was a work session and no public comment would be taken.

The discussion between the Planning Commission members concerning the proposed Zoning Code can be viewed on YouTube (www.bgohio.org/meetings) and their motions from those discussions can be found below.

Mr. McOmber moved, and Ms. Ennis seconded, to add "Automobile Refueling Station, Large" as a Conditional Use in the Neighborhood Commercial Zone, Ennis seconded. The motion passed by a 7-2 vote. Yes votes were made by Bhati, Ennis, McOmber, Phillips, Remeis, Spitler and Stalter voted yes. No votes were made by Airhart and Sleek.

Mr. McOmber moved, and Ms. Ennis seconded, to change "Bar or Tavern" from a Permitted Use to a Conditional Use in the Neighborhood Commercial Zone. The motion failed by a 4-5 vote. Yes votes were made by Bhati, Ennis, McOmber and Spitler voted yes. No votes were made by Airhart, Phillips Remeis, Sleek and Stalter.

Ms. Ennis moved, and Mr. Phillips seconded, to add "Hotel" as a Permitted Use in the Neighborhood Commercial Zone. The motion passed unanimously by a 9-0 vote.

Mr. Airhart moved, and Mr. McOmber seconded, to add the phrase at the end of the paragraph in 150.04; "..., and to promote Bowling Green's investment in building attractive, walkable and vibrant neighborhoods." The motion passed by a 6-3 vote. Yes votes were made by Airhart, McOmber, Phillips, Remeis, Sleek and Spitler voted yes. No votes were made by Bhati, Ennis



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and Stalter.

Mr. Airhart moved, and Mr. McOmber seconded, to remove the following phrase from the last sentence in 150.19 B "...that change use or undergo minor structural alterations." The motion passed unanimously by a 9-0 vote.

There was a discussion about sending a typo to ZoneCo for correction of 150.37 (C)(3) – "Major Dvelopment" should be "Major Development," and all agreed. Another discussion was to have ZoneCo use "parking structure" instead of "structured parking" in Section 150.37(C)(4), and all agreed. Heather Saylor, Planning Director, said she would sent these to ZoneCo for their list of corrections.

Mr. Remeis moved, and Mr. Phillips seconded, to remove the second sentence in 150.43 (I); "No outdoor entertainment may include the use of sound-amplifying equipment such as speakers, amplifiers, and microphones." The motion passed by a 5-4 vote. Yes votes were made by Airhart, Phillips, Remeis, Sleek and Spitler voted yes. No votes were made by Bhati, Ennis, McOmber and Stalter.

Mr. Airhart moved, and Mr. Remeis seconded, to add language to include existing parking areas may be used for the ADU requirement to read, as follows, in 150.43 (J)(9); "Parking. An off-street parking area, EXISTING OR NEW, of at least 300 square feet must be provided on a lot with an accessory dwelling use. The motion passed by a 5-4 vote. Yes votes were made by Airhart, McOmber, Phillips, Remeis and Spitler voted yes. No votes were made by Bhati, Ennis, Sleek and Stalter.

Mr. Spitler moved, and Ms. Ennis seconded, to add language to include "Proprietor", in 150.49 (A); "The dwelling must be the primary residence of the property owner OR PROPRIETOR and add a Definition for "Proprietor" in Article VII: Glossary of Terms. The motion passed unanimously by a 9-0 vote.

Mr. Airhart moved, and Ms. Ennis seconded, to change the maximum period of days to say in a Bed and Breakfast from 14 consecutive days maximum to 120 days in 150.49 Under 150.49 (E) to read as follows; ..."may stay in the bed and breakfast inn for a period NOT TO EXCEED 120 consecutive days in a calendar year." The motion passed unanimously by a 9-0 vote.

ADJOURNMENT

The meeting was adjourned at 9:30 p.m.

Chairperson

Secretary