



PLANNING DEPARTMENT
CITY OF BOWLING GREEN

Planning Commission Minutes – August 3, 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, Mark Remeis, Erica Sleek, Nate Spitler and Tom Stalter.

Members Absent: Joe Phillips

Minutes: Minutes from the July 6, 2022 and July 11, 2022 Planning Commission meetings were approved as read.

REPORTS

Ms. Ennis, the Planning Commission's representative to the Zoning Board of Appeals, explained there was no report due to their meeting being canceled for lack of agenda items.

Heather Saylor, Planning Director, explained that a referral from City Council had been received for the historic designation of a property at 328 East Court Street to be on the local historic register, which would include the Historic Overlay Zoning. This item will be placed on the September agenda for Planning Commission to review.

WORK SESSION

Three members of the community had signed up to speak during the work session regarding the proposed Zoning Code and they are as follows:

1. Fern Larking Kao – 114 Buttonwood Ave
2. David B. Wilson – 208 Eberly Ave
3. Peg Baker – 221 Eberly Ave

All of their comments can be viewed and heard on YouTube (www.bgohio.org/meetings). The comments, in general, suggested the public has not been notified about the proposed changes, that their properties should not be zoned the proposed new Pedestrian Residential District, which would allow some commercial uses with conditions.

After all community members had addressed the commission, Mr. McOmber closed the public comment. The discussion between the Planning Commission members and Nolan Nicaise, from ZoneCo, concerning the



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proposed Zoning Code occurred, which can also be viewed on YouTube (www.bgohio.org/meetings). The motions from those discussions were taken as follows:

Mr. Airhart introduced adding the language proposed below to Section 150.51 titled Corner Store. He said the more flexibility in the code the better, in his opinion.

Mr. McOmber moved, and Ms. Ennis seconded, to add (E), in 150.51, to read; "The Planning Director, at their discretion, may allow additional commercial uses upon application." The motion passed unanimously by an 8-0 vote.

Mr. Airhart discussed adding language to further camouflage telecommunication towers, similar to how some look like trees. He did not have any language proposed, but suggested the commission could recommend this to City Council and they could figure out the wording. Mr. Nicaise specified this would be for towers on private property, not the public right-of-way.

Mr. Airhart moved, and Ms. Sleek seconded, to add wording to consider additional camouflage for disguising of towers as warranted. The motion passed unanimously by an 8-0 vote.

Mr. Remeis discussed clarification of Section 150.54 about Home Occupations. He wondered if a Lyft or Uber driver could be a home occupation and suggested language that a person occupying the home would not be counted as creating additional traffic.

Mr. Airhart moved, and Mr. McOmber seconded, to add language at the end of the first sentence of 150.54(D); "by persons other than the persons occupying the home." The motion passed unanimously by an 8-0 vote.

Mr. Remeis asked why the height of an Accessory Dwelling Unit (ADU) is limited to 18 feet and thought this regulation would not allow someone to add a second story to their garage if they wanted to build an ADU. Mrs. Saylor stated the 18 feet was suggested to match up with the same regulations as a detached garage.

Mr. McOmber moved, and Ms. Ennis seconded, to change the maximum height requirement of a detached Accessory Dwelling Unit (ADU) from 18 feet to 25 feet as listed in 150.43(J)(7)(b). The motion passed unanimously by an 8-0 vote.



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Mr. McOmbler wanted feedback from the commission about the naming of the "Neighborhood Commercial Zone" to something different. He said he felt the naming of this seems to not be the same as how it is typically displayed on the Zoning Map, since most of the areas are in commercial corridors, such as Main and Wooster, not necessarily as the name implies in neighborhoods.

Mr. McOmbler moved, and Ms. Ennis seconded, to change the name of the "Neighborhood Commercial Zone" to the "Limited Commercial Zone". This motion passed by a 7-1 vote. Yes votes were made by Bhati, Ennis, McOmbler, Remeis, Sleek, Spitler and Stalter. A no vote was made by Airhart.

Mr. McOmbler said there has been extensive talk referencing what zones and districts there are and some concerns whether some areas may be too large, but there has been no particular discussion of the details of the proposed Zoning Map. Ms. Sleek did provide her opinion that the Pedestrian Residential District should be smaller or to change the entire area to the R-2 Medium Density Residential Zone, but no official motion was made for this.

Mr. Airhart moved, and Mr. Spitler seconded, to adopt the proposed Zoning Map as proposed. The motion passed by a 7-1 vote. Yes votes were made by Airhart, Bhati, Ennis, McOmbler, Remeis, Spitler and Stalter. A no vote was made by Sleek.

Mr. McOmbler wrapped up the discussion and said he would like to schedule a public hearing for the next meeting to allow further public input and discussion by the commission, in the hopes a recommendation can be sent to City Council. Mr. McOmbler set the public hearing for Wednesday, September 7, 2022 at 7:00 p.m. for the proposed Zoning Code and Zoning Map.

ADJOURNMENT

The meeting was adjourned at 9:10 p.m.

Chairperson

Secretary

