

TOWN OF BOWLING GREEN

PLANNING COMMISSION MEETING

MINUTES

5-17-10

MEMBERS PRESENT: Chairman Martin Hauser, Eric V. Hinson, Chad Webb, Johnson Coleman, and Armando Flores. (Coleman was in attendance but not participating)

MEMBERS ABSENT: Mark DeVita.

OTHERS PRESENT: Town Manager/Zoning Administrator Stephen Manster and Town Treasurer Kathy McVay.

The Chairman called the meeting to order at 7:00 P.M.

NEW BUSINESS:

ZP2010-11 Courthouse Lane II LP: The ZA stated that Courthouse Lane Apartments II LP is currently doing some renovation and upgrades to the Complex located on Chase Street which involves 24 units. He stated that there is no change in the footprint of the buildings and that the only two additions would be screening around the dumpster site and a walkway between the two Courthouse Apartment Complexes. The ZA stated that because of the value of the project he thought it was appropriate to update the Planning Commission. He stated that a memo and a plan were given to the Planning Commission for information and that no action was required of the Planning Commission on this project. The ZA stated that Kevin Wightman the Caroline County Building Official would be reviewing the project. He stated that also included with the plans was a detailed list of the actual changes to the complex. Flores expressed a concern that applicant should have been at the meeting to answer any questions. Hauser stated that no action was needed from the Planning Commission and that is the reason the applicant was not present. He stated that Bowling Green Town Council had voted and issued a resolution in favor of the project over a year ago so that the applicant could apply for tax credits. The ZA stated that he would ask the applicant to be at the next meeting. Hinson thought that it might be helpful to have the applicant present to be aware of any concerns and receive input from the Planning Commission. Hinson asked if the maintenance building was a new construction. The ZA stated that it would be a new building construction and that he had neglected to put that in his report. The ZA stated that in the future he would ask all applicants to be present at the meeting at which their application was being reviewed. Webb asked about the grading of the property as described in #14 on the plans and Mr. Manster stated that Caroline County would be reviewing that process. Mr. Webb asked about the replacement of light fixtures and whether A.P. Hill would be reviewing that item. Mr. Manster said the plans will be sent

Chairman _____

Clerk _____

to A.P. Hill for their review. Hinson asked if Caroline County could provide updates on the project and the ZA stated that he would talk to Kevin Wightman regarding receiving updates. The ZA asked the Planning Commission for their consensus in support of the project and the consensus of the Planning Commission was to support the project ZP2010-11 Courthouse Lane II – Renovation of 24 Units. Webb expressed a concern that the application was not legible.

MINUTES – MARCH 15, 2010 MEETING: On motion by Flores, seconded by Hinson, the Planning Commission voted to approve the minutes of March 15, 2010 as written. Voting Aye: Hauser, Hinson, Webb, and Flores.

ZONING ADMINISTRATOR’S REPORT - The ZA stated that he had issued a zoning permit for 109 Dorsey Lane for Samuel Koski to convert the home back to a single family dwelling from a two family dwelling. The ZA stated that Mr. William Beazley of BGM Ventures had asked about 18 months ago about the status of the Bowling Green Estates and the ZA provided a copy of that letter to the Planning Commission. (Attached to these minutes as Attachment B) The ZA stated the Planning Commission approved the Preliminary Plat for the Bowling Green Estates on October 4, 2007. The Bowling Green Town Council approved the Final Plat April 3, 2008. He stated that three conditions were placed on this approval and two of the three conditions were complied with quickly. The only outstanding matter is the bond for the improvements has not been submitted. The ZA stated that as of this date the owner has chosen not to post the bond. The ZA stated that the State Code states that if the Final Plat was not recorded within 6 months that it becomes null and void. The ZA stated that the Preliminary Plat is good for 5 years. He stated that the Planning Commission has the option after 3 years if there has been no diligent effort in pursuing the Final Plat that the Planning Commission could declare the Preliminary Plat null and void. The ZA stated that if the Planning Commission would like to consider this that BGM Ventures would have to be given 90 days notice and action could be taken at the June 2010 Planning Commission meeting. Hinson asked if the plat could be affected by a change in owners and the ZA stated no. Hinson stated that a couple of owners in BGM Ventures had filed bankruptcy and he thought there were new owners with Mr. Beazley. The ZA stated that Caroline County records still show BGM Ventures as the owners. There was a concern expressed by a couple of the members regarding the outdated signs on the property and requested that action be taken to either update them or remove them. Webb asked what would be the advantage of voiding the Preliminary Plat. The ZA stated that the Planning Commission would make that decision and if it was decided to void the Preliminary Plat that the applicant would have to start over again. Webb stated that he thought the appropriate action was to allow the Preliminary Plat to be valid to the 5 years as allowable. Hinson stated that he also thought it was better not to void it at this time and the Planning Commission could then make recommendations for adjustments. The ZA stated that BGM Ventures is vested and has the right to build as previously approved in the Preliminary Plat.

Chairman _____

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UNFINISHED BUSINESS:

INFORMATIONAL ITEMS:

BGTC Representative's Report - A copy of the April 1, 2010 and May 6, 2010 reports of the Bowling Green Town Council meetings (Attachment C) are attached to these minutes for reference.

ADJOURNMENT: On motion by Flores, seconded by Hinson, the Planning Commission voted to adjourn at 7:38 P.M. Voting Aye: Hauser, Hinson, Webb, and Flores.

UNOFFICIAL

Chairman _____

Clerk _____