

TOWN OF BOWLING GREEN

PLANNING COMMISSION MEETING

MINUTES

9-19-11

MEMBERS PRESENT: Chairman Martin Hauser, Vice-Chairman Matt Rowe, Chad Webb, Jean Davis, Armando Flores, Johnson Coleman, and Gene Self.

MEMBERS ABSENT:

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:

The ZA stated that two items had been referred to the Bowling Green Planning Commission by the Bowling Green Town Council.

MINOR SUBDIVISION - The ZA stated that the Planning Commission had previously discussed changes for a Minor Subdivision. A copy of the proposed changes to the Town Code relating to the Subdivision Ordinance for a Minor Subdivision is attached to these minutes as Attachment A. The ZA stated that the change that the Planning Commission had requested was in paragraph four that limited the number of divisions from the parent property to two and presented a filing and recoding mechanism to track this limitation. The Chairman stated that the next step in the process would be to schedule a Public Hearing.

On motion by Flores, seconded by Self, the Planning Commission voted to advertise and schedule a Public Hearing for the proposed changes to the Subdivision Ordinance relating to a Minor Subdivision for the October 17, 2011 meeting of the Bowling Green Planning Commission. Voting Aye: Webb, Hauser, Davis, Rowe, Flores, Coleman, and Self.

B-3, Business Tourism Zone - The ZA stated that the Planning Commission had been asked to develop a Business Tourism Zone by the Bowling Green Town Council. He stated that there is no such zone in place at this time for any property in Town. He stated this change would allow the Town to be prepared for a need in the future. The ZA stated that signage allowable in a B-3 District would be larger than currently allowed in Town. A copy of the proposed regulation is attached as Attachment B to these minutes. Hauser stated that a B-3 zoning designation would cater to the travelling public. There was discussion about specific types of businesses in specific zoning

Chairman _____

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designations. The ZA stated that he recommended that hotels/motels allowance to be placed in the B-3 zoning designation and they should be removed from the current B-2 designation. There was discussion about the specifications and requirements section. After a lengthy discussion it was decided to change the Height section to allow a maximum height of up to 75 ft, to change the Setback of 50 ft to apply to only Rt. 301, and the Sidewalks section to read “All Site Plans shall designate sidewalks and/or pedestrian access and circulation systems along roadways and within the development.”

On motion by Rowe, seconded by Flores, the Planning Commission voted to schedule a Public Hearing on the proposed B-3, Business Tourism Zone as noted in Attachment B with the following changes: (1) Height changed to 75 ft, (2) Setback changed to 50 ft. on Rt. 301, and (3) “All Site Plans shall designate sidewalks and/or pedestrian access and circulation systems along roadways and within the development.” The Planning Commission voted also to present to Public Hearing to recommend the removal of the hotel designation as a permitted use in a B-2 Zoning District. Voting Aye: Webb, Hauser, Davis, Rowe, Flores, Coleman, and Self.

MINUTES – JULY 18, 2011 - On motion by Flores, seconded by Davis, the Planning Commission voted to approve the minutes of the meetings held on July 18, 2011 as presented Voting Aye: Webb, Hauser, Davis, Rowe, Coleman, and Self. Abstain: Flores.

INFORMATIONAL ITEMS:

Bowling Green Town Council’s Representative Report - A copy of that report is attached to these minutes as Attachment C.

ADJOURNMENT: On motion by Flores, seconded by Webb, the Planning Commission voted to adjourn at 8:25 P.M. Voting Aye: Webb, Hauser, Davis, Rowe, Flores, Coleman, and Self.

Chairman _____

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