

TOWN OF BOWLING GREEN  
PLANNING COMMISSION MEETING

MINUTES

5-20-11

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

MEMBERS ABSENT:

OTHERS PRESENT: Town Manager/Zoning Administrator Stephen Manster.

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

TOWN MANAGER’S REPORT: Mr. Manster reported that there was a permit issued for a new sign at the Rite Aid and that a permit had been issued for a deck on Virginia Avenue. He also noted that an attorney had moved into the office on North Main Street that had previously been occupied by the Chamber of Commerce.

UNFINISHED BUSINESS:

Subdivision Ordinance - The Town Manager said he will work with the Town Attorney to develop proposals and bring those to the Planning Commission for consideration.

Chairman Hauser reviewed the material discussed at the last Planning Commission meeting. He noted that the following items were discussed with the note for necessary future discussion and possible revisions to our Subdivision Regulations:

- Curb, gutter, street lights and sidewalks
- Defining major and Minor Subdivisions and providing regulations for an approval process for each
- Requirements for Preliminary Plat preparation
- Discussion of private roads
- Width and length of lots
- Cul-de-sac streets – are they desirable and necessary
- Loop streets – streets that intersect with themselves – may not be desirable
- Intersections with concrete aprons creating dips at intersections
- Alleys – are they useful or not

Chairman Hauser noted that the regulations currently made connecting to Town water and sewer

Chairman \_\_\_\_\_

Clerk \_\_\_\_\_

was an option. He asked the Commission to consider possible mandatory connection as the Commission reviewed the regulations. He felt this should be a point of discussion.

Mr. Self asked if any property could hook on to the new water and sewer project along Route 301 and elsewhere in Town that the lines would be located. Mr. Manster responded that hook up could be accomplished, but that there was no “mandatory” directive to hook up along the corridor for existing businesses or residents.

Mr. Webb noted that water and sewer service was necessary in order to get smaller lots and greater density in areas and that all should hook on to the system where service is available. Mr. Hauser agreed that it would be beneficial to have as many people as possible to use the water and sewer systems.

Concerning the creation of streets in subdivisions, Commission members noted that they wanted to consider the creation of “stub” streets that extend to property so that continuous streets could eventually cross from one developed property to another. Multiple access points to property should also be considered at the appropriate time for subdivisions. It is best for developments to connect to other developments. It was suggested that on Route 301, there should be concentrated access points to property, and that some sort of service road system be considered so people do not have to go out on a major street in order to get from one property to another.

SIDEWALKS: The Commission members noted that at subsequent meetings, they wanted to develop a list of potential sidewalk projects and identify them for possible development.

**ADJOURNMENT: On motion by Rowe, seconded by Flores, the Planning Commission voted to adjourn at 7:53 P.M. Voting Aye: Webb, Hauser, Davis, Rowe, Coleman, Flores, and Self.**

Chairman \_\_\_\_\_

Clerk \_\_\_\_\_