

MINUTES 8-20-12

TOWN OF BOWLING GREEN  
PLANNING COMMISSION MEETING

MINUTES

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

MEMBERS ABSENT: None

OTHERS PRESENT: Tim Cox of the Caroline Progress and Town Manager/Zoning Administrator Stephen Manster.

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

Roll Call and Determination of a Quorum: The Chairman called the roll and determined that a quorum was present.

Approval of Minutes: **On MOTION by Mr. Flores, seconded by Mr. Rowe, the minutes of the July 16, 2012 Planning Commission meeting were approved as presented by a vote of 7-0.**

Report of Zoning Administrator: Mr. Manster noted that his report would also include discussion of the two items of “unfinished business” on the agenda. He reviewed with the Planning Commission a proposed amendment to the Zoning Ordinance dealing with nonconforming Structures. He noted that he and the Town Attorney had developed the language after the Planning Commission noted at the last meeting that the previous proposal was not something that the Commission felt was appropriate for the Town. The proposed amendment to the Zoning Ordinance reads as follows:

Section 3-165(d) – proposed to read – “Whenever a nonconforming structure or lot has been changed, the front setback requirement shall not apply, provided that the degree of nonconformity with the current front setback requirement is reduced, and the side and rear yard setbacks are met. A nonconforming use may be changed to a less intense or less nonconforming use.”

After reading the proposed change to Section 165(d) of the Town Code, the Commission members noted that this wording which allowed for a reduction in a nonconforming front yard, as long as side and rear yards met requirement was more in line with the Commission’s desires and a more appropriate approach to redevelopment in the Town. Mr. Manster then presented the Planning Commission with options as to how to proceed with consideration of the proposed

Chairman \_\_\_\_\_ Clerk \_\_\_\_\_

amendment. He noted that Town Council had stated at its recent meeting that it would look favorably on the scheduling joint public hearings with the Planning Commission in order to expedite the process for certain items. The Commission agreed that it would be best to schedule such joint hearing on this matter.

Chairman Hauser noted that the revised proposal would provide the flexibility that the Commission felt would be appropriate. He stated that there are a number of structures in the Town that are in need of redevelopment and this type of adjustment in requirements would be helpful in improving the Town.

**On MOTION by Ms. Davis, seconded by Mr. Webb, the Planning Commission voted 7-0 to schedule a joint public hearing with Town Council on the revised proposal to amend Section 3-165(d) of the Town Code, and authorized the Town Manager to advertise for such joint public hearing.**

Mr. Manster then noted that on Saturday, September 1, 2012, there would be a grand opening and ribbon cutting for the Town's newest business, the Dirty Dog, a pet grooming service located near the corner of Main and Milford Streets. Commission members also noted that there would be other activities and events going on in Town on the same day. This would provide for a number of activities for our residents on September 1<sup>st</sup>.

There being no further business to come before the Planning Commission, **on MOTION by Mr. Flores, seconded by Mr. Coleman, and by 7-0 vote, the Planning Commission meeting was adjourned at 7:16 PM.**

Chairman \_\_\_\_\_ Clerk \_\_\_\_\_