

**TOWN OF BOWLING GREEN
PLANNING COMMISSION MEETING**

MINUTES

**Monday December 16, 2019
6:00 PM**

ROLL CALL AND DETERMINATION OF A QUORUM:

PRESENT

Chairman Jeff Voit
Commissioner Armando Flores
Commissioner Arthur Wholey
Commissioner Lisa Gattie

ABSENT

Vice Chairperson Valarie Coyle

Motion made by Commissioner Wholey, Seconded by Commissioner Flores to amend agenda by holding the Public Hearings after Unfinished Business.

Voting Yea: Chairman Voit, Commissioner Flores, Commissioner Wholey, Commissioner Gattie.

Motion passed.

APPROVAL OF THE MINUTES:

Minutes – November 18, 2019 Meeting

Motion made by Commissioner Flores, Seconded by Commissioner Gattie to approve minutes with one correction: change the word "is" to "his" in the first sentence under UNFINISHED BUSINESS.

Voting Yea: Chairman Voit, Commissioner Flores, Commissioner Wholey, Commissioner Gattie.

Motion passed.

UNFINISHED BUSINESS:

Proposed Bylaw revisions

Motion made by Commissioner Wholey, Seconded by Commissioner Gattie to approve the bylaw changes as presented.

Voting Yea: Chairman Voit, Commissioner Flores, Commissioner Wholey, Commissioner Gattie.

Motion passed.

PUBLIC HEARING:

Text Amendment to allow for mixed use development in R-1 as Special Use - Chairman Voit opened the Public Hearing at 6:20 p.m. and invited the public to speak on the matter.

Jean Davis, 332 N. Main St. - Ms. Davis spoke in opposition to the proposed ordinance. She stated that she would like to see businesses kept in the business district, not in residential areas.

Discussion - Commissioner Gattie expressed her concerns over how the ordinance might be abused and questioned whether the ordinance was proposed specifically to address one residents request or if

it would benefit the Town as a whole. Commissioner Wholey expressed his concern about the effect of traffic in residential areas.

Motion made by Commissioner Wholey, seconded by Commissioner Gattie to send a recommendation of denial to Town Council.

Voting Yea: Chairman Voit, Commissioner Flores, Commissioner Wholey, Commissioner Gattie.

Motion passed.

ZP-2019-027- Special Use Permit Application by Pamela Weldon to allow for an antique store at 333 N. Main St. - Chairman Voit opened the Public Hearing at 6:31 p.m. and invited the public to speak on the matter.

Jean Davis, 332 N. Main St. - Ms. Davis spoke in opposition of approval of the Special Use Permit citing her concerns over traffic and signage. She stated she was also concerned that the building might not be safe for customers due to its age and current condition.

Discussion - Chairman Voit stated that the Commission had recommended denial of the proposed text amendment that would make approval of the Special Use Permit for mixed use development in a residential area. Commissioner Wholey stated that he would like to hear from the applicant (not present) to ask for more information.

Motion made by Commissioner Gattie, Seconded by Commissioner Flores to send a recommendation of denial to Town Council.

Voting Yea: Chairman Voit, Commissioner Flores, Commissioner Wholey, Commissioner Gattie.

Motion passed.

ADJOURNMENT

Motion made by Commissioner Flores, Seconded by Commissioner Wholey to adjourn.

Voting Yea: Chairman Voit, Commissioner Flores, Commissioner Wholey, Commissioner Gattie.