

**City of Bellefontaine Neighbors
Planning and Zoning Commission Minutes
May 9, 2016**

The meeting was called to order by Chairman Stolte at 7:05 p.m.

Present: Chairman Stolte; members Baker, Barrett, Bogaski, Borzymowski, Wiese; City Inspector Raben; City Engineer Lum; Mayor Doerr

Absent: Alderman Jordan

The minutes of the April 11, 2016 meeting were reviewed. A motion to approve the minutes was made by Borzymowski and seconded by Bogaski. Motion passed unanimously.

Agenda:

Ms. Monica Thomas was present to request a Conditional Use Permit (CUP) for Grows to Go Christian Center. They wish to share occupancy with Northside Pentecostal Church at 1351 Shepley Road. The committee was presented with a letter of intent and a CUP application. Ms. Thomas described Grows to Go as a non-denominational church with approximately 400 members. Some of the other activities that Grows to Go sponsors are music practice, senior fellowship and small discussion groups. Their service on Sunday would begin at 8am and end at 9:30 am in order to have the parking lot cleared by 10:15am for the Northside Pentecostal worshippers to park for a 10:30 am service. City Engineer Lum asked for clarification on parking. Ms. Thomas said that there were approximately 100 spaces marked on the paved area and approximately 30 additional spaces on a grass area which they are permitted to use. Also, parking on the north side of Shepley Road has been approved. There is also a verbal agreement with Riverview Gardens School District to use the parking lot at the high school for any overflow. Chairman Stolte asked Ms. Thomas if she would get the agreement with Riverview Gardens School District in writing so it could be put in the Grows to Go's file. Ms. Thomas said that she would take care of that. The commission was also presented with a letter from the Riverview Fire Protection District. The letter stated that, since Grows to Go is sharing occupancy with an existing church, no inspection will be necessary. No inspection from the City of Bellefontaine Neighbors will be necessary for the same reason. There being no other questions, Chairman Stolte asked for a motion to request that the Board of Aldermen schedule a public hearing for June 16, 2016 to grant a CUP to Grows to Go Christian Center to share occupancy with Northside Pentecostal Church. A motion was made by Baker and seconded by Bogaski. The motion passed unanimously. Ms. Thomas was informed that a representative from Grows to Go will need to be present at the June 16 Board of Aldermen meeting for the public hearing.

Mr. Jamil Musleh was present to request a Conditional Use Permit (CUP) for Bellefontaine Conoco at 10320 Bellefontaine Road. Mr. Musleh is the new owner and he plans no changes to the operation. The hours of operation will be Monday through Saturday, 6 am to 11 pm, and Sunday, 7 am to 11 pm. He will sell the usual convenience items such as milk, juice, package liquor, tobacco items, etc. Mr. Musleh was informed that he will need an inspection from both the City of Bellefontaine Neighbors and the Riverview Fire Protection District. Chairman Stolte asked for a motion to request that the Board of Aldermen schedule a public hearing for June 16, 2016 to grant a CUP for Bellefontaine Conoco. A motion was made by Borzymowski and seconded by Wiese. The motion passed unanimously. Mr. Musleh was informed that he would need to be present at the June 16 Board of Aldermen meeting for the public hearing.

Ruler's Market was on the agenda; however, no representative from Stock and Associates was present. The Planning and Zoning Commission was hoping to get an update on when the final plans will be submitted for the City Engineer and Planning and Zoning. The commission had questions about the number of signs that will be

allowed. City Engineer Lum said since the property is a Planned Commercial Development, two signs will be allowed. Also, the type of signs were discussed. City Engineer Lum said that the signs will probably be a monument style sign. Chairman Stolte will check to see if a representative from Stock and Associates can be at the June Planning and Zoning meeting.

There being no further business, a motion to adjourn was made at 7:45 p.m. by Borzymowski and seconded by Wiese. The motion passed unanimously.

Respectfully submitted,

Bob Stolte

The next meeting of the Planning and Zoning Commission will be held on June 13, 2016 at 7:00 p.m.