

**City of Bellefontaine Neighbors  
Planning and Zoning Commission Minutes  
June 13, 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; Alderman Jordan and Mayor Doerr

The minutes of the May 9, 2016 meeting were reviewed. A motion to approve the minutes was made by Bogaski and seconded by Barrett. Motion passed unanimously.

Agenda:

Mr. Charles Hulse, representing Stock & Associates, and Mr. Michael Margiotta, representing Priority Properties, were present to review the final development plan for Bissell Hills Shopping Center. They discussed the filling out of the south end of the property for the loading dock, the site lighting, security lighting in the back of the building, and two signs – one to be located on Chambers Road and one on Bellefontaine Road. The parking lot will be totally ground down and resurfaced. The existing light locations will be used; however, there will be new poles and more efficient lighting installed. When the parking lot was expanded at Klein Park, three trees had to be removed; four to five trees will replace them. City Inspector Raben asked about the strip of grassy area at the rear of the property which runs between the retaining wall and the residents' property line. Mr. Hulse stated that it would be added to the maintenance package and will be taken care of. City Engineer Lum reviewed City Ordinance Section 29-60 (1i-xi). These items lay out the procedure for planned development approval. Mayor Doerr asked about handicap parking and if a second curb cut is required as stated in the 2009 building code. City Engineer Lum stated that one curb cut is adequate, according to the Americans with Disabilities Act (ADA) code. He said a second curb cut would be convenient but not required.

City Engineer Lum read through City Ordinance Section 29-60 and stated that no public hearing will be required; only the recommendation of the Planning and Zoning Commission that the Board of Aldermen approve the plan. A motion was made by Borzymowski and seconded by Wiese to recommend to the Board of Aldermen the approval of the final development plan for Bissell Hills Shopping Center, contingent upon the recommendation of City Engineer Lum following his review of the remaining plans by June 15. The motion passed unanimously.

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

Respectfully submitted,

Bob Stolte

**The next meeting of the Planning and Zoning Commission will be held on July 11, 2016 at 7:00 p.m.**