

**City of Bellefontaine Neighbors  
Planning and Zoning Commission Minutes  
February 8, 2016**

The meeting was called to order by Chairman Stolte at 7:00 p.m.

Present: Chairman Stolte; members Baker, Barrett, Borzymowski, Bogaski; City Inspector Stocker; City Engineer Lum; Alderman Jordan; Alderman Schultz; and Mayor Doerr

The minutes of the January 11, 2016 meeting were reviewed. A motion to approve the minutes was made by Baker and seconded by Barrett. Motion passed unanimously.

Agenda:

Ms. Rosemary Whitehead, representing Sun Valley Adult Day Care Center, was present to request a Conditional Use Permit (CUP) to operate a community center/assembly hall at 1000 St. Cyr Road. Ms. Whitehead has submitted a Letter of Intent and a CUP application. The facility has been inspected by the City of Bellefontaine Neighbors and the Riverview Fire Protection District. Sun Valley has purchased the property across the street at 9301 Bellefontaine Road to provide additional parking. That property has been paved and striped to add approximately 31 parking spaces. The parking area also has an 8 ft. chain link fence surrounding it. The property at 1000 St. Cyr Road is zoned C-2.

City Engineer Lum reviewed plans submitted by Ms. Whitehead. He noted that the entire building does have a sprinkler system and that fire separation walls are in place. He also noted that 12"x 14" signs must be posted at all exits stating "Total Occupancy 150." He requested that an updated plan for the parking lot be submitted showing the exact amount of spaces. City Engineer Lum also asked about plans for people to safely cross St. Cyr Road. Ms. Whitehead told the Commission that she plans to have a security guard on site, and she plans to add lighting to the parking area at 9301 Bellefontaine Road.

There was discussion as to whether a CUP was needed since City Code 29-52 (2) does allow assembly hall under C-2 zoning; however, since the day care portion of the business will be using the assembly hall area from time to time, City Engineer Lum determined that a CUP is necessary.

There being no further discussion, Chairman Stolte asked for a motion to request that the Board of Aldermen set a date of March 17, 2016 for a Public Hearing for a Conditional Use Permit for Sun Valley Adult Day Care Center. Motion was made by Baker and seconded by Borzymowski. Motion passed unanimously. Chairman Stolte will request the Public Hearing at the February 18, 2016 Board of Aldermen meeting.

Rev. Tony Farr, Jr., representing New Spring Church, was present to request a Conditional Use Permit to operate a church at 10229 Lewis and Clark Blvd. Rev Farr has submitted a Letter of Intent, an application for a Conditional Use Permit, and he has a lease from Mr. Jim Hennessy, the property owner. The building is currently occupied by The Tribe of Juda congregation. Their lease runs through the end of February. The possibility of transferring the CUP from The Tribe of Juda was discussed; however, Mayor Doerr read from Ord. 2155, Sec. 3A that the CUP is not transferable. There being no further discussion or questions, Chairman Stolte asked for a motion to request that the Board of Aldermen schedule a Public Hearing for a Conditional Use Permit for New Spring Church at the March 17, 2016 meeting. A motion was made by Borzymowski and seconded by Bogaski. The motion passed unanimously. Chairman Stolte will request a Public Hearing at the February 18, 2016 Board of Aldermen meeting.

**City of Bellefontaine Neighbors  
Planning and Zoning Commission Minutes  
February 8, 2016  
Page 2 of 2**

Mr. Ken Buchanan was present representing the Knights of Columbus at 800 Chambers Road. The Knights are requesting a zoning change from R-2 to C-2; however, this item was tabled until the March 14 Planning and Zoning meeting since the application was not received in time for the Planning and Zoning Commission and City Engineer to review the application. The Knights of Columbus will be on the March 14, 2016 agenda. There is a possibility that commercial business will be sharing the building. The Knights were informed that the building will need to be inspected by the City of Bellefontaine Neighbors and the Riverview Fire Protection District. They will also need to submit a set of sealed drawings for any changes or modifications to the building, as well as a site plan for the parking area and landscaping.

Mayor Doerr addressed the Commission about the residential property located at 10030 Bellefontaine Road. The Mayor asked that the Planning and Zoning Commission recommend that the Board of Aldermen reinstate the property lines on this property. The property will still be divided in half and each half will be purchased by the residents on either side. However, by reinstating the property lines, it will disallow any lien holder from signing off on the Mylar. A motion was made by Baker and seconded by Barrett to reinstate the original property lines for the property located at 10030 Bellefontaine Road. Chairman Stolte will request that the Board of Aldermen reinstate the property lines at 10030 Bellefontaine Road at the February 18, 2016 meeting.

There being no further business, a motion to adjourn was made at 8:10 p.m. by Baker, seconded by Bogaski. The motion passed unanimously.

Respectfully submitted,

Bob Stolte

**The next meeting of the Planning and Zoning Commission will be held on March 14, 2016 at 7:00 p.m.**