

**City of Bellefontaine Neighbors  
Planning and Zoning Commission Minutes  
October 8, 2018**

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

Present: Chairman Stolte; members Baker, Barrett, Borzymowski, Gordon and Wiese; Alderwoman Dailes, City Inspector Rabin, and Mayor Doerr

The minutes of the September 10, 2018 meeting were reviewed. A motion to approve the minutes was made by Wiese and seconded by Barrett. Motion passed unanimously.

Agenda:

Gibeon Church of God in Christ was on the agenda; however, they were not represented at the meeting. They are proposing to use the property at 10020 Bellefontaine Road as a church. Chairman Stolte supplied each member of the Commission a copy of their Letter of Intent. Chairman Stolte also had a preliminary conversation with the Fire Chief concerning this property. The specified occupancy allowed when the property was a Commercial Day Care was 50 persons. We need to know what type of seating the church is going to use, either pews or stackable chairs. Gibeon Church will be put on the Planning and Zoning agenda for November.

Mr. John Schebaum was present representing BFA Engineering Surveying. They represent Burger King Restaurants. They are proposing a Burger King at 9266 Lewis and Clark Boulevard, the former site of the Regions Bank drive thru facility. Mr. Schebaum presented a preliminary site plan. There is a small portion of this property in the City of Jennings. That portion is not zoned and would be used for parking only. There is a verbal agreement to use that portion of the property; however, Bellefontaine Neighbors will need a letter confirming this agreement with the City of Jennings. There was a discussion concerning how to shield the residents adjacent to the property from the added traffic and lights. Suggestions included a 6 foot vinyl fence, lighting that would provide zero spillover, and additional landscaping to reduce noise.

The property is now zoned C-1. City Code 29-96 sec. (4) c does not allow fast food restaurants or drive thru lanes. BFA has filed the proper paperwork to petition Bellefontaine Neighbors to rezone this property to C-2, City Code 29-96 sec.(5) f, which does allow this type of business. At the October 18 Board of Aldermen meeting, Chairman Stolte will request that a public hearing be scheduled for the November 15 Board of Aldermen meeting concerning this rezoning. A motion was made for this request by Wiese and seconded by Gordon. The motion passed unanimously.

BFA has also submitted an application for a Conditional Use Permit for this project. At the October 18 Board of Aldermen meeting, Chairman Stolte will also request that a public hearing be scheduled for the November 15 Board of Alderman meeting regarding the Conditional Use Permit. A motion was made for this request by Baker and seconded by Barrett. The motion passed unanimously.

The Mayor gave the Commission an update on the salt shed.

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

Respectfully submitted,

Bob Stolte

**The next meeting of the Planning and Zoning Commission will be held on November 12, 2018 at 7:00 p.m.**