

**City of Bellefontaine Neighbors
Planning and Zoning Commission Minutes
December 14, 2015**

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

Present: Chairman Stolte; members Baker, Bogaski, Borzymowski, Van Deven; City Inspector Stocker; City Engineer Lum; Alderman Jordan; Mayor Doerr

The minutes of the November 9, 2015 meeting were reviewed. A motion to approve the minutes was made by Van Deven and seconded by Bogaski. Motion passed unanimously.

A letter of resignation was received by City Clerk Deni Donovan from member Jennings dated and effective December 14, 2015. The letter was shared with the Commission members which stated that member Jennings is resigning from the Planning and Zoning Commission due to health reasons.

Agenda:

Mr. Bryan Polk addressed the Commission regarding opening B&D Snack Shop at 1200 Darr Drive. The property is zoned C-1. Mr. Polk submitted a Letter of Intent. He stated he would be selling snacks, candy, chips, soda, etc. No tobacco or liquor products will be sold. Hours of operation in the winter would be 8 am-5 pm, and in the summer 8 am to 8 pm. City Engineer Lum reviewed ten points for inspection and occupancy, such as emergency lighting, parking spaces, and an ADA-accessible restroom and entrance ramps. Chairman Stolte instructed Mr. Polk to contact the City of Bellefontaine Neighbors Building Department to schedule an inspection.

Charles Hulse of Stock & Associates, representing Kroger/Ruler, was present regarding the rezoning of Bissell Hills Shopping Center. Stock and Assoc. along with Mr. William Ellison, present owner of Bissel Hills Shopping Center, are petitioning to re-zone said property. The property is currently zoned a Planned Commercial Use District. They are requesting that the zoning be changed to a C-1 District. After much discussion and information provided by City Engineer Lum a motion was made by Van Deven and seconded by Bogaski to request that the Board of Aldermen amend the Planned Commercial Use District ordinance to a Planned Commercial Use District which would include any businesses allowed in a C-1 or a C-2 District. The motion passed unanimously.

A motion was then made by Borzymowski and seconded by Baker to request that the Board of Aldermen schedule a public hearing for January 7, 2016 to amend the Planned Commercial Use District ordinance to a Planned Commercial Use District which would include any businesses allowed in a C-1 or a C-2 District. The motion passed unanimously.

There being no further business, a motion to adjourn was made at 7:50 p.m. by Van Deven, seconded by Bogaski, and passed unanimously.

Respectfully submitted,

Bob Stolte

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