

**City of Bellefontaine Neighbors
Planning and Zoning Minutes
March 11, 2013**

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

Present: Chairman Stolte; members Jennings, Borzymowski, Van Deven, Baker and Dillworth; also present were City Engineer Lum, City Inspector Stocker, Mayor Doerr and Alderman Roth. Alderman Migliazzo was excused

The minutes of the February 11, 2013 meeting were reviewed. A motion to approve the minutes was made by Borzymowski and seconded by Van Deven. Motion passed unanimously.

Agenda:

Mr. Mohamed Abdulla presented the commission with a letter of intent to open a food market at 10236 Cabot. He has a signed contract to purchase the property. The property is zoned C2 which would allow for a grocery store. Mr. Abdulla would operate the business seven days a week from 8 a.m.-10 p.m. He would sell soda, coffee, candy, milk, bread, paper towels and other basic food items. Mr. Abdulla answered questions from the commission and Alderman Roth concerning trash pick-up and loitering. He stated that he would schedule trash pick-ups as needed and that he would not have any problem with NO LOITERING signs being posted. He also plans on putting lights on the building to light up the corner. The City Engineer informed Mr. Abdulla that at least one handicapped parking space would be required. Mr. Abdulla was instructed to have the building inspected by City Inspector Stocker and by the Fire Marshall and, when all predications were taken care of, he could apply for an occupancy permit and business license.

Rev. Terrance Jones submitted a letter informing the commission of a community outreach program that he has been operating out of the Gibson School. Rev. Jones did obtain building use permit from Riverview Gardens School District; however, he was unaware that he need a Conditional Use Permit (CUP) from the city. Rev. Jones was instructed to go to the Building Department to start the process for a CUP. Rev. Jones asked to be put on the agenda for the April 8 Planning and Zoning meeting. Member Jennings made a motion to allow Rev. Jones to continue his ministry while the process of obtaining a CUP was ongoing. The motion was seconded by Borzymowski, and passed unanimously.

Mr. James Lovings informed the commission of his intentions of moving his go-cart operation from the present location, the parking lot of Grand Slam Storage, to a new location on the parking lot of WireCraft. The Planning and Zoning members asked Mr. Lovings the following questions: Will the noise level be higher since the WireCraft parking lot is at a higher elevation; the lot at Grand Slam is a "bowl like" location? Will there be less security? The location at Grand Slam had a fenced in area. Had Mr. Lovings contacted the dialysis center about his plans? Mr. Lovings said that he would check the noise level at the new site, and that all his equipment is securely locked up in a trailer when that business is not operating. He also plans to send a letter to Davita Dialysis Center about his planned operation. Mr. Lovings asked to be put on the Planning and Zoning agenda for April 8, at which time he will submit a letter from WireCraft and DaVita Dialysis Center. City Engineer Lum also informed Mr. Lovings that he must submit a set of sealed site plans with the dimensions of the track lay out.

The commission had an additional discussion about porches and decks. Since City Engineer Lum contacted other municipalities in the area and none of them had any codes differentiating either of the two, Planning and Zoning came to the consensus that a summary sheet with a list of codes that must be adhered to should be given to residents when they apply for a building permit.

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There being no further business, a motion to adjourn was made by Dillworth and seconded by Baker.
Motion passed unanimously.

Meeting adjourned at 7:50 p.m.

Respectfully submitted,

Bob Stolte

The next meeting of the Planning and Zoning Commission will be held on April 8, 2013 at 7:00 p.m.