

SUMMARY MINUTES
UNIVERSITY DISTRICT REVIEW COMMITTEE
August 10, 2010 @ 5:00 p.m.
Bowling Green City Commission Chambers
City Hall, 1001 College Street

MEMBERS PRESENT:

Rich Cothern Charley Pride
Joe Denning Richard Morgan

ABSENT:

Velma Runner Lucinda Anderson

STAFF: Marshall Robinson Sandy Clark Hon. Hamp Moore

The University District Review Committee was called to order by staff. In the absence of Chairman Velma Runner, Attorney Moore asked for nominations from the floor for Acting Chairman for this evening's meeting. Therein, Rick Cothern, nominated Charley Pride and made a Motion for Charley Pride to be Acting Chairman and Joe Denning seconded the Motion. All Committee members agreed.

Acting Chairman Charley Pride then requested the Secretary, Sandy Clark, to call the roll. Four (4) members were in attendance and two were absent when the roll call was taken. Quorum was determined with four of six members in attendance.

Acting Chairman Pride then asked the Board if they received and read the Minutes from the previous meeting of July 13, 2010. Being no corrections or additions, the Motion was made by Mr. Denning, seconded by Mr. Morgan, and the Committee unanimously approved the Minutes of the July 13, 2010 meeting as recorded.

PUBLIC MEETING:

Acting Chairman Pride announced that the purpose of the meeting today is for the review of University District Site Plan/Monitoring Plan for Sigma Chi. Mr. Robinson stepped to the podium and stated that we have another Fraternity that is moving and building a house at 1336 and 1340 Center Street to establish themselves in a new house. The staff reviewed the application and found that following:

1. Zoning of property located at 1336 & 1340 Center Street: RM-4 (Multi-Family Residential) and within boundary of University District Overlay.
2. Lot Area: 18,350 square feet (.42 Acres)

3. Off-Street Parking: The Zoning Ordinance - University Overlay requires two (2) spaces for each three (3) occupant beds, plus one space per each employee and counselor or advisor. The total number of spaces required shall not exceed a maximum number of 20 spaces or result in a greater percentage of lot coverage than is allowed by the district regulations. All parking areas shall be located to the rear of the residence. No off-street parking shall be permitted in front yard. The proposed parking area is shown on the attached drawings. The applicants are proposing to have fourteen (14) total occupants for the house – this would require a minimum of nine (9) parking spaces. The Site Plan shows nine (9) parking spaces being provided for the house.
4. Building Set backs: Required is: 25 feet front and 10 foot side and 10 foot rear set backs for structures within RM-4 zoning districts.
5. Signage: Sigma Chi letters will be placed on the house - the applicants are proposing wall signage only and/or Cross or symbol will be placed in the front yard of the home which is in compliance with the Western Kentucky University rules and regulations. Low wattage illumination should not exceed .5 foot candles measured five feet above grade plane and 20 feet from the sign.

AMENDED: Sigma Chi letters will be placed on the house – the applicants are proposing a cross or symbol will be placed in the front yard of the home which is in compliance with the Zoning Ordinance of Warren County.

6. Building layout: A detailed layout of the interior of the building is attached. Attached to the application were floor plans. The floor plans outline the uses intended for various rooms of the building and the number of students to be housed in each individual room.
7. Building Inspector's Report: The applicants must submit the approval from the building inspector prior to occupancy. This property will be new construction.
8. Fire Inspection Report: The applicants must submit an approved fire inspection report from the City of Bowling Green prior to occupancy. This property will be new construction.
9. Landscape Plan: A landscape plan will be required at the building permit level.
10. Drainage Plan: A drainage plan will be submitted at the building permit level and will be a condition of approval for this site.
11. Monitoring Plan: The monitoring plan submitted meets the requirements of Zoning Ordinance.

II. Fees: The \$250 fee for initial certification and application fee has been paid.

Chairman Runner asked if there were any questions or comments for Mr. Robinson. When asked if this Fraternity would need to come back in the fall with the Annual Certification, it was determined that it would be up to the Review Committee. After discussion it was decided that they

would not need to come back as this is a new site which has not even been constructed yet. The old site where the house is located now is not in the University District Review area.

The Review Committee asked that a representative of the applicant come forward. In attendance were Jody Allen, Lucas Slavery and Tony Rhoades. Therein, Tony Rhoades, Representative came to the podium. When asked about parking, it was noted that with the alley access there would be 9 or 10 spaces allowed. Also, Mr. Rhoades said there has been an agreement with WKU that additional parking will be accessible either in the parking structure; a vacant lot; the rock/gravel lot or even on other property, but there would be additional parking when needed. There was discussion about one parking space per bed, versus the Ordinance that currently reads one parking space for each two beds. WKU has alternative parking options and will make sure that parking needs are met.

The Review Committee asked about signage and it was explained that even though the rules and regulations of WKU are still in place - - the staff is still in the process of having the signage amended in the Zoning Ordinance text amendments, the applicants have agreed to a sign being placed on the building and not a yard sign. There was discussion about the symbol for the fraternity being placed in the front yard and that, like the lions or other symbols, will be allowed, but just not a monument sign.

When asked if the WKU sign regulations are the same as the Planning Commission and what the University District Review Committee – staff explained that the rules and regulations are not exactly the same as the Zoning Ordinance is ready to be amended reflecting the changes that this Board recommended as far as no yard signage for fraternities and sororities as the names will be placed on the building. It was noted that these properties in the overlay district are not WKU properties, but are properties regulated under Planning Commission sign rules in the overlay district. The Greek Village will abide by the same rules when then Zoning Ordinance amendments are adopted and passed. Mr. Moore explained that when the amendments are passed, the houses will not have yard signs, but will have the Greek letters placed on the houses. WKU will probably then bring in the new sign standards once the Planning Commission and City and County adopts the amendments.

The next discussion was about the symbols placed in the yards, such as a lion, or a cross, etc. This would not be considered signage, but actually is symbols. The new sign rules will say no more yard signs, but if the groups have symbols in front of the house are not considered signs. There will not be allowed any letters or monument signs placed in the front yards. Elevations were presented to the Committee to see the plans for the proposed house.

With no additional questions or comments, Acting Chairman Pride asked for a Motion.

ACTION: Upon the motion of Mr. Cothorn, seconded by Mr. Denning, to approve the proposed University District Site Plan/Monitoring Plan, for property located at 1336/1340 Center Street with the following conditions: subject to the conditions set forth in paragraphs 7, 8 and 10 and come next year in Fall with other groups for Re-certification in 2011. The motion is based on the findings of fact as presented in the staff report, and the testimony presented in this public hearing, that the University District

Site Plan/Monitoring Plan is in compliance with Section 4.9.4 and Section 3.17.3 of the Zoning Ordinance of Warren County. The Vote was four (4) yeas.

NEW BUSINESS:

Steve Hunter stepped to the podium and explained that the staff is working to prepare the proposed Amendments to present to the Planning Commission. There is discussion about possibly amending the boundaries for the College Hill Historic District. Mr. Hunter said that a Sub-Committee was established to review and discuss possible changes in the boundaries for University District and College Hill Historic District which have different intents and different interests for each overlay district. There are frat houses and sorority houses looking for other houses in the District, and after meeting with the committee and meeting with neighbors at an open house, it was decided to try again to come up with different boundaries, and then perhaps try to go toward the Adams Street and Center Street area.

Again, there was discussion about where the Greek Row could be placed on Center Street and there are four (4) possible houses to go over there. The challenge once again will be to have each house in only one overlay district rather than dual overlays. There are really not very many of the houses that could actually afford to build new houses, but there are some who want to look in the district for housing opportunities to be in the district, but found that the University District boundaries need to be extended to include additional houses and more properties will be explored. One of the Board members said he would rather live by a fraternity or sorority than rental property because this Review Committee actually regulates safety issues and building code issues, as well as police calls, etc. This keeps the fraternities and sororities more involved and more aware that they are expected to be a part of the community and keep them under tow with the rules and regulations of this overlay district.

Another discussion was concerning the upcoming proposed Text Amendment is the two (2) parking spaces for each three (3) beds. It was suggested that 1 parking space for each bed up to 20 spaces or perhaps 2 ½ spaces for each bedroom. It was noted that when the groups have their weekly meetings, then possibly 40 people come to the meeting with no parking. Someone mentioned that possibly one parking space be required for each member, not just the number that live in the house. WKU has parking problems also because they issue parking permits, then the groups have parking for their members at the house and someone takes up parking from the groups because they come in with a permit. There are parking problems now because of the requirements set, so if it is changed to one parking space per bed could be a help to the solution.

There was discussion again about one of the fraternities that is using part of the their parking lot to lease parking spaces and make money. The AGR has the gravel lot they are selling parking passes in order to park in the lot. It was discussed previously they needed parking for their group, but now they are selling parking passes which is a commercial business. Neighbors have complained recently and this could very well be a Code Enforcement issue. There is no allowance for commercial business as part of a fraternity.

Being no other business, the meeting was adjourned by Motion of Richard Morgan, seconded

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by Rick Cothorn. All members concurred.

VELMA RUNNER, CHAIRMAN

Sandy M. Clark, Secretary