

**URBAN GROWTH DESIGN REVIEW BOARD**  
**Wednesday, July 18, 2018**  
**City Hall - Commission Chambers**  
**3<sup>rd</sup> Floor, 1001 College Street, Bowling Green, KY**

**MEMBERS PRESENT:**

**David Sowders, Chairman**  
**John Simms**  
**Russell Brown**  
**Alice Ford**  
**John Williams**

**STAFF PRESENT:**

**Ben Peterson, Executive Director**  
**Steven McWhorter, Plans Reviewer**  
  
**Jessica Martin, Admin. Assist.**

Chairman David Sowders called the Meeting to order. The oath was administered to Mr. John Simms. Chairman David Sowders asked Jessica Martin to call the roll and determine a quorum.

**A. DETERMINATION OF QUORUM**

Jessica Martin conducted roll call and determined five (5) of the seven (7) members were present at the time of roll call. The quorum was determined to be present with five (5) members in attendance at the time roll call was taken.

**B. APPROVAL OF MINUTES**

Chairman Sowders asked if all Board members had received and read the Summary Minutes of the meetings held on April 18, 2018. The motion was made by Ms. Alice Ford, seconded by Mr. John Williams, to approve the minutes. The vote was five (5) yeas to approve the Summary Minutes of the April 18, 2018 meeting as written.

**C. PUBLIC MEETING**

Chairman Sowders called the item of public hearing on tonight's agenda:

**ODP-05-2018 – 4 x 2, LLC and Sky Pediatric Dentistry** have applied for approval of an Overlay Development Plan on a tract of land containing approximately 1.14 acres, located at 234 Natchez Trace Ave, Bowling Green. This property is zoned PUD (Planned Unit Development), with a general development plan.

Mr. Steven McWhorter stepped to the podium to present the staff report. (Note: Staff report available upon Open Records Request). He stated there are new architectural drawings since the packets went out on the slide show and at everyone's desk.

Chairman Sowders asked if there were any questions from the Board. Mr. Peterson and Chairman Sowders asked about the shared parking. Mr. David Elliott came forward and was sworn in. He explained that the property owner has purchased the adjoining property and intend to incorporate it into the development but keep it on separate lots. Ms. Ford asked about the mechanical equipment

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and how it will be screened. Mr. Elliott pointed out on the roof where the mechanical equipment will be located and shield from the roof line where it won't be visible from the street and/or parking lot. There was further discussion about the shared parking being effective if the property was ever sold. Chairman Sowders asked if there were any further questions. Being none, he asked if there were any opposition to this request. Being none, he asked for a motion.

**ACTION: Ms. Alice Ford made a motion, seconded by Mr. John Simms, to approve the Overlay Development Plan, within the Lovers Lane Urban Growth Overlay District, docket number ODP-05-2018 with the following conditions: 1) The drainage plan must be approved by the City of Bowling Green Public Works Department, prior to the issuance of a building permit; 2) The plat must be recorded revising the existing lot lines and designating shared cross parking and shared cross access easements, prior to the issuance of a building permit; My motion is based on the findings of fact as presented in the staff report, and the testimony presented in this public hearing, that the Overlay Development Plan is in agreement with the adopted development standards contained in the Zoning Ordinance Section 3.19 and Section 4.9. Further, I request that the findings of fact and recommendation include a summary of the evidence and testimony presented by the proponents and/or opponents of the proposed plan. A vote of five (5) yeas, so approved.**

**D. OLD BUSINESS**

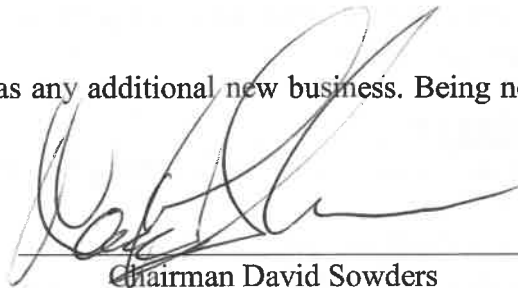
Chairman Sowders stated there was no old business on tonight's agenda.

**E. ADDITIONAL BUSINESS**

Chairman Sowders asked if there is any new business. Ms. Jessica Martin stated they were an application for the August 15<sup>th</sup>, 2018 meeting. Chairman Sowders asked if there were any other additional or new business. Being none, he moved to the next item on the agenda.

**F. ADJOURN**

Chairman Sowders asked if there was any additional new business. Being none, the meeting was adjourned.



Chairman David Sowders

15 AUG 2018

Date

*\*Audio is available upon Open Records request. This concludes the Summary of Minutes.*