

**URBAN GROWTH DESIGN REVIEW BOARD**  
**Wednesday, August 15, 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**  
**Laura Southard**

**STAFF PRESENT:**

**Ben Peterson, Executive Director**  
**Steven McWhorter, Plans Reviewer**  
**Hon. Hamp Moore, Attorney**  
**Jessica Martin, Admin. Assist.**

Chairman David Sowders called the Meeting to order.

**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 July 18, 2018. The motion was made by Ms. Alice Ford, seconded by Mr. John Simms, to approve the minutes. The vote was four (4) yeas and one (1) pass to approve the Summary Minutes of the July 15, 2018 meeting as written.

**C. PUBLIC MEETING**

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

**ODP-06-2018 – American Bank and Trust Company, Inc.** has applied for approval of an Overlay Development Plan on a tract of land containing approximately 3 acres, located at 531 Lovers Lane. This property is zoned HB (Highway Business), 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).

Chairman Sowders asked if there were any questions from the Board. Ms. Laura Southard expressed concern about the condition stating they have until the CO to amend the general development plan and stated she would feel better for it to be changed to building permit. Hon. Hamp Moore stated the applicants are in the room and they may be in a hurry for a permit and they would only be 1/3 of the applicants to amend the general development plan. There was discussion of future applications being submitted in the future for additional development in the HUB and the application has not been submitted to amend the conditions. Mr. Peterson stated this application still has to go through a CDR

Urban Growth Design Review Board

August 15, 2018

Page 2

and nothing has been submitted for this property. After further discussion about the process and deadline for amending the development plan conditions, it was expressed that the applicant should go back and talk with the other property owner and try to get this resolved as quickly as possible. Ms. Southard expressed concern about the lack of signage submitted. Mr. McWhorter stated there was discussion of possible a monument style or a combined development signage at the entrance of the development. Mr. David Elliott came forward and was sworn in as the construction manager of the project. He explained that the cementitious material that they are using is not like the lap-woodgrain siding that you think of when you hear "hardi-board". He explained the materials being used on the building. He felt the bank will express the concerns of the board to Chandler about the concern on the amendment to the development plan conditions and he would advise his clients to hold off ordering the material until it was resolved. There was discussion about sidewalks and Greenway trails. Chairman Sowders asked about the screening for roof top mechanical equipment. Mr. Nathan Williams came forward and was sworn in as the architect for the building. He explained that the portion of the parapet is about 6.5 feet tall to cover from any street view. 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. Laura Southard made a motion, seconded by Ms. Alice Ford, to approve the Overlay Development Plan, within the Lovers Lane Urban Growth Overlay District, docket number ODP-06-2018 with the following conditions: 1) The applicants must amend the general development plan in order to use the materials proposed for the development, prior to the issuance of a Certificate of Occupancy; 2) The drainage plan and the proposed access point to Hub Boulevard must be approved by the City of Bowling Green Public Works Department, 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 asked if there were any old business on tonight's agenda. Mr. Brian Carrico came forward on behalf of the Alvaton Fire Department with an update from the April meeting. He discussed that once bids went out for building, it came in higher than inspected. He stated they have replaced the hardi-board with conceal fastener metal panel to save them roughly \$27,000.00. He showed material samples and how it would look from the building. There was discussion of how it will fasten and insulation ratings. The board thanked Mr. Carrico for bringing it back to the board to review. Chairman Sowders asked if there were any more old business. Being none, he moved to the next item on the agenda.

**E. ADDITIONAL BUSINESS**

Chairman Sowders asked if there is any new business. Being none, he moved to the next item on the agenda.

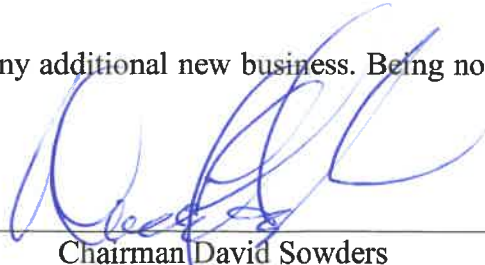
Urban Growth Design Review Board

August 15, 2018

Page 3

**F. ADJOURN**

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



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Chairman David Sowders

16 JAN 2019

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Date

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