



Planning & Zoning Commission Meeting Minutes
Thursday, August 17th, 2017 @ 6:00PM
City Hall

Chairman Neal called the regular meeting of the Planning & Zoning Commission to order at 6:01pm.

Members present:

- Commissioner Little
- Commissioner Grabowski
- Secretary Meadows
- Alderman Sagaser
- Mayor Warwick
- Commissioner Lollar
- Chairman Neal
- Commissioner Cornell
- Commissioner Kurtz

Others present:

- Sydney Allen, Planning & Zoning Administrator
- Don Brown, City Attorney
- Tracy Slagle, Deputy City Administrator
- AJ Ellis, Property Owner
- Larry Hofstetter, Property Owner
- Carolyn Vance, Property Owner

Approval of Agenda:

- After review, Chairman Neal made a motion to move the Citizen's Comments agenda item to be listed as the second item under Old Business. Chairman Neal made a motion to approve the agenda as amended. Alderman Sagaser seconded the motion. The agenda was approved.

New Business:

- **Public Hearing – ZC-17-10 – 1427 S Pike:** Chairman Neal opened the Public Hearing at 6:05pm. AJ Ellis was present to represent Mike Hanna, the owner of the property. Ellis addressed the Commission and stated that Hanna owns the property adjoining the subject property to the rear. It is already zoned "R-4" and by zoning the subject property "R-4", they would have the opportunity to develop multi-family housing in the future. Commissioner Little asked if they would demo the house on the property. Ellis stated that there are not any current plans but it is possible to demo in the future. There was no public comment. The Public Hearing was closed at 6:07.

- **Discussion/Recommendation – ZC-17-10:** Sydney explained to the Planning & Zoning Commission that there is an alley behind the subject property and she has already had conversations with Mr. Ellis and Jerry Hamby about vacating the alley and retaining the utility easements. Commissioner Cornell made a motion to recommend to the Board of Alderman that they approve the zoning change. Commissioner Little seconded the motion. The motion carried with Alderman Sagaser abstaining.

Old Business:

- **ZC-17-05 – Vance Property:** Sydney recapped the previous discussions with the Commission regarding this case. Secretary Meadows made a motion to recommend to the Board of Alderman to approve the zoning change. Alderman Sagaser seconded the motion. The motion passed with all ayes.
- **Citizen Comments:** Larry Hofstetter, owner of a mobile home park located at 800 block of W Locust in Bolivar, addressed the Commission. He stated that he has owned the park since 1977 and has always kept up to date with the necessary licenses and permits. He stated that each time he moved a new manufactured into the park, he had the electrical and plumbing inspected and all of the setback requirements were met. Mr. Hofstetter said that he has always had 90% occupancy at all times and has tenants that have lived in the park for 30 years. Mr. Hofstetter stated that he was very unhappy with the new regulations for Existing Mobile Home Parks and he doesn't see how it is ok/fair to create a regulation that would prevent him the ability to move trailers in and out as needed. He asked that the Commission please review the regulation and come up with a way to allow existing mobile home parks to continue to operate in the future.
- **Manufactured Home Regulations – Discussion:** Chairman Neal went over the current regulations. She also discussed the information Sydney provided to the Commission that listed some options for change. Commissioner Lollar stated that he would like to be able to work with Mr. Hofstetter but that the intent of the current regulation was an attempt to clean up Bolivar and start to clear out some of the parks that do not look like Mr. Hofstetter's. Don Brown, the City Attorney, suggested that the ordinance could be amended to allow trailers to be replaced as long as they met a set of minimum standards that could be decided on by the Commission and ultimately the Board of Alderman. Mr. Hofstetter stated that vinyl siding and shingled roofs should be a part of those minimum standards. Sydney Allen questioned the possibility of adding mobile homes to the list of Special Use Permit uses in specific residential zoning districts. Tracy Slagle, Deputy City Administrator, explained that by obtaining a Special Use Permit, mobile homes that moved into parks would be legal and the Board of Adjustment could add conditions. Mayor Warwick asked if any of the current parks were in violation, Sydney stated that they are not but there has not been any new mobile homes moved in since the new ordinance was passed. Commissioner Grabowski asked the Commission if they wanted to address the quality and age of the mobile homes or was the issue to be solved more related to quantity and density. Mayor Warwick stated that he believed there were concerns about quantity and quality of the mobile homes in the city. Commissioner Little stated that there have been several discussions regarding the fire safety of mobile

homes and the minimum distances at which they should be placed apart from each other. Chairman Neal asked about the specific conditions that could be required before a Special Use Permit would be given. Sydney said she would work with Don Brown to come up with a new set of regulations allowing SUP's for mobile homes in specific districts. The Commission agreed to continue the discussion at the next meeting.

Approval of Meeting Minutes

- After reviewing the meeting minutes from July 20th, 2017, Alderman Sagaser made a motion to approve the minutes as presented. Commissioner Cornell seconded the motion. The minutes were approved.

Secretary Meadows made a motion to adjourn the Planning & Zoning Commission meeting. Commissioner Cornell seconded the motion. Chairman Neal adjourned the meeting at 6:50pm.



Alexis Neal, Chairman

Sydney M. Allen, Planning & Zoning Admin