

PLANNING & ZONING COMMISSION MEETING MINUTES
THURSDAY, FEBRUARY 18, 2010 @ 6:00PM
BOLIVAR CITY HALL

Chairman Ed Kurtz called the regular meeting of the Planning & Zoning Commission to order at 6:02 pm.

The following members were present:

- Dan Carman, Commissioner
- Arleen Ferguson, Commissioner
- Ed Kurtz, Chairman
- Charles Ealy, Mayor
- Paula Hubbert, Commissioner
- Bill Little, Alderman
- Ezell Goodwin, Commissioner
- Sarita Cain, Zoning Administrator
- Jessica Struckhoff, Zoning Assistant
- Kerry Douglas, City Attorney

The following members were absent:

- Charles Preston, Commissioner
- Duncan Meadows, Commissioner

The following others were present:

- None

Chairman Ed Kurtz opened the regular session of the Planning & Zoning Commission. Chairman Kurtz read Cal Coker's resignation letter from the Planning & Zoning Commission. Chairman Kurtz also introduced and welcomed Paula Hubbert to the Commission.

Public Hearings: There were no public hearings to discuss.

Ezell Goodwin made a motion to approve the minutes of the November 19, 2009 Planning & Zoning Commission meeting. Arleen Ferguson seconded the motion. The motion passed with all ayes.

New Business: The Commission was given a set of brochures which the Community Development Department had been working on. Sarita explained the work which had been done to by the department to improve the department's ISO rating. She was hopeful that the letter would be mailed on Friday, February 19, 2010.

Old Business: There was no old business to discuss.

Work Session: Chairman Ed Kurtz then led the Commission in a work session to discuss the ideas and implementation of the 2010 Comprehensive Plan.

- Future Land Use: Concerns were voiced regarding the mixed land use areas shown on the Future Land Use Map. Kerry Douglas suggested the City start using the Planned Development

zoning district more often. Furthermore, he recommended the City look at the way the City of Springfield uses the PUD and its regulations.

- **Future Road Network:** There was also discussion regarding the Future Road Network Map. Chairman Kurtz asked what the City's priority list was for the future road network. Sarita Cain explained that a road prioritization had been completed a few years ago and may need to be reviewed and updated. The Commission thought the East Loop needed to be a priority to alleviate traffic problems within the city. Ezell Goodwin felt the Highway 83/Highway D Connection needed to be a priority. Kerry Douglas pointed out that the location of the 83/D connector was in an incorrect location and should be shifted northward. However, funding for the new road network was also a concern of the Commission.
- **Parks System:** The Commission also felt that the City needed to prioritize improvements to the parks system. It was suggested that the City provide incentives to either citizens or developers to provide land to the City for park use. Another suggestion from the Commission was to force developers to provide park space within developments. However, Kerry Douglas responded that without a Home Owners Association there is no incentive to developers for maintenance of the park. Partnering with civic organizations to provide and maintain park land was also suggested.
- **Community Service:** Bill Little pointed out that the City needed to look into implementing a Capital Improvements Plan to improve the City's infrastructure to its citizens. He was specifically concerned with the current and future city water capacity. He mentioned that several current capital improvements will be paid off soon, and those funds could be reallocated to a Capital Improvements Plan. Both Bill Little and Ezell Goodwin felt that the City needed to research the possibilities of tapping Stockton Lake or Pomme de Terre Lake as a supplementary water source.
- **SKW's Future Role:** The final topic discussed by the Commission was SKW's role in the future and the implementation of the Comprehensive Plan. Sarita Cain noted that SKW was only hired to design the plan. Therefore, unless the City hires them or another firm to a consultant position, the City would be responsible for implementation of the plan.


The Commission summed up their work session with the following 6 points, which will focus the discussion of a joint session between the Board of Alderman and Planning & Zoning Commission on Thursday, February 25, 2010:

1. Vision Statement
2. Future Land Use
3. Future Road Network
4. Community Services
5. Parks/Trails Systems
6. Economic Development/Plan Implementation Funding

Bill Little made a motion to adjourn the meeting. Dan Carman seconded the motion. Chairman Ed Kurtz adjourned the meeting at 7:03 pm.



Ed Kurtz
Planning & Zoning Commission Chairman



Sarita Cain
Zoning Administrator