



PLANNING & ZONING COMMISSION MEETING MINUTES

THURSDAY, MAY 20, 2010 @ 6:00PM

BOLIVAR CITY HALL

Chairman Ed Kurtz called the regular meeting of the Planning & Zoning Commission to order at 6:00 pm,

The following members were present:

- Dan Carman, Commissioner
- Charles Preston, Commissioner
- Steve Sagaser, Commissioner
- Ed Kurtz, Chairman
- Charles Ealy, Mayor
- Paula Hubbert, Commissioner
- Bill Little, Alderman
- Sarita Cain, Zoning Administrator
- Jessica Struckhoff, Zoning Assistant
- Don Brown, Assistant City Attorney

The following members were absent.

- Duncan Meadows, Commissioner
- Ezell Goodwin, Secretary

The following others were present:

- None

Chairman Ed Kurtz opened the regular session of the Planning & Zoning Commission at 6:00 pm.

Public Hearings:

- ZC-10-02: Chairman Ed Kurtz opened the public hearing at 6:01 pm and read the official notice. There was no discussion. Therefore, Chairman Ed Kurtz closed the public hearing at 6:02 pm.

Mayor Charles Ealy made a motion to approve the minutes of the April 15, 2010 Planning & Zoning Commission meeting. Steve Sagaser seconded the motion. The motion passed with all ayes.

Citizen Participation: None

New Business.

- ZC-10-02: It was determined that the rezone was in compliance with the Comprehensive Plan's future land use map. Sarita assured the Commission that the property owner has been informed of paving, stormwater and fencing requirements if he was to open a business at this location. Alderman Little asked if the City could encourage Duck Creek to also rezone to C-2 in accordance with the Comprehensive Plan. Sarita stated that the City could initiate a rezone if it chose to.

Although the motion was stated and voted to accept the zoning change, the motion was amended and the vote stood as follows. Steve Sagaser made a motion to recommend the

zoning change to the Board of Aldermen for approval. Paula Hubbert seconded the motion. The motion passed with all ayes.

Old Business: There was no old business to discuss.

Items from the floor:

1. Sarita discussed an issue regarding development contracts. Currently, if a development contract expires, it is either re-contracted under the same construction specifications or it is held with a performance bond also under the same construction specifications. The Zoning Department currently has several of these contracts bonded, which are under old construction specifications. Sarita would like new contracts to be written once a development contract expires, rather than a re-contract. This would cause the development to be brought up to the current construction specifications. The majority of the Commission seemed to be in agreement with Sarita. Sarita stated that one specific development contract, in which both the contract and the DNR permits have expired, is on the next Board of Aldermen's work session agenda for discussion.
2. Mayor Ealy asked the status of the driveway paving project for the Elks Lodge. Mayor Ealy stated the Elks had asked Council in the Fall of 2009 for an extension to their timeframe, and Council granted it until June of 2010. Sarita explained that all egress/ingress to and from all parking spaces is required to be paved. Sarita confirmed that she had been in contact since the granted extension with the Elks Lodge.
3. Chairman Kurtz reiterated the need to use the Comprehensive Plan as a decision-making tool. He asked if some materials could be designed and developed to provide the public information on the Comprehensive Plan. He also asked if the City could begin contacting the property owners whose property the Comprehensive Plan illustrates as park spaces. This would identify the property owners who might be interested in partnering with the City in parks development. Sarita thought this might be a premature issue, but it would need Council's approval to move forward.
4. Mayor Ealy questioned the status of the annexations at the south side of town along Springfield Avenue. Sarita explained that the annexations had been halted due to the lack of monetary funds. She explained that the first round of letters resulted in mixed opinions which would cause the annexations to be forced.

Mayor Charles Ealy made a motion to adjourn the meeting. Dan Carman seconded the motion. Chairman Ed Kurtz adjourned the meeting at 6:50 pm.



Ed Kurtz
Planning & Zoning Commission Chairman



Sarita Cain
Zoning Administrator