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## Planning & Zoning Commission Meeting Minutes

December 10th, 2020 at 6:00pm

City Hall

Secretary Meadows called the regular meeting of the Planning & Zoning Commission to order at 6:03pm.

### Members Present:

- Commissioner Little
- Secretary Meadows
- Commissioner Kurtz
- Commissioner Kwasi
- Chairman Neal

### Others Present:

- Kyle Lee, Building Inspector
- Stephen Rose, Code Compliance
- Lacy Hamby, Planning & Zoning Department
- Donald Brown, City Attorney
- David Cribbs, Property Owner

**Approval of Agenda:** After reviewing the agenda, Commissioner Kurtz made a motion to approve the agenda. Commissioner Little seconded. The agenda was approved.

**Approval of Meeting Minutes:** After reviewing the minutes from the meeting on November 19<sup>th</sup>, 2020, Commissioner Little made a motion to approve as presented. Commissioner Kwasi seconded the motion. The November minutes were approved.

### New Business:

- **Public Hearing FP-20-02 Final Plat Application - Carson Heights Replat:** At 6:05pm, Secretary Meadows called the public hearing to order. David Cribbs, applicant, approached the Commission. He presented multiple plats to the Commission to have an approved plat during the meeting. David had asked that the Commission consider the exceptions that had been requested. There were no citizens present to speak on the matter. Secretary Meadows closed the public hearing at 6:14pm.
- **Discussion & Recommendation - FP-20-02:** Chairman Neal started the discussion by addressing the setbacks of the surrounding buildings along Albany Ave. Kyle Lee assured the Commission that the request of exception to the setbacks of the property would be due to the current code & that the thirty-foot setback would be consistent with the existing structures. Commissioner Little stated he believed the final plat would be an improvement to the area. Commissioner Kurtz made a motion to recommend approval of



345 S. Main Ave, PO Box 9, • Bolivar, Missouri 65613  
Telephone (417)326-2489 • Fax (417) 777-3212  
[www.bolivar.mo.us](http://www.bolivar.mo.us)

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the final plat with the setback & sidewalk exceptions to the Board of Alderman for FP-20-02. Commissioner Little seconded. The motion passed.

- **Discussion - Street Definitions:** Kyle Lee presented our recommended changes for the street definitions and an exhibit that lists the streets according to their classification to the Commission. The new definitions and exhibit would provide clarity to street classifications and setbacks. The Commission agreed to have the City move forward in holding a public hearing with the recommended changes for a zoning regulation change.

There were citizen comments after discussing the street definitions. David Cribbs, local developer, mentioned that this change could help bring in business and allow more land use.

Commissioner Kwasi made a motion to adjourn the meeting. Commissioner Little seconded the motion. Secretary Meadows adjourned the meeting at 6:33pm.