

Planning & Zoning Commission Meeting Minutes

February 20th, 2020 at 6:00pm

City Hall

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

Members Present:

- Commissioner Kurtz
- Commissioner Little
- Commissioner Mann
- Chairman Neal
- Commissioner Rice
- Secretary Meadows
- Commissioner Kwaisi
- Mayor Warwick

Others Present:

- Sydney Allen, Planning & Zoning Administrator
- Donald Brown, City Attorney
- Kenneth & Dawn Reynolds
- Jim Tate

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

Approval of Meeting Minutes: After reviewing the minutes from the November 21st, 2019, Secretary Meadows made a motion to approve as presented. Mayor Warwick seconded the motion. The November minutes were approved.

The Commission reviewed the meeting minutes from December 10th, 2019. Secretary Meadows made a motion to approve the meetings as presented. Mayor Warwick seconded the motion. The December minutes were approved.

New Business:

- **Public Hearing: Zoning Change Application ZC-20-01** – Chairman Neal called the public hearing to order at 6:05pm. Kenneth and Dawn Reynolds approached the Commission. They stated that they have applied to change the zoning of their property located at 907 W Freeman, from “R-1” to “R-3”. They stated that they own the property and it is a very large lot. There was a single-family structure located on the property that had recently been demolished. The Mayor asked how large the lot is. Sydney showed the group the property on a map and showed the current zoning. Kenneth stated that there is a duplex across the street and that the neighborhood is not suited to build a new single-family home. Jim Tate, a surrounding property owner, stated that he was in support for the

zoning change and thinks it would help the value of his property. Kenneth stated that the neighborhood seems to be moving to more multi-family dwellings. With no further comments, Chairman Neal closed the public hearing at 6:12pm.

- Discussion & Recommendation ZC-20-01: Mayor Warwick stated that he believed that the neighborhood in question was moving more toward multi-family housing. He said that over the next year, during the comprehensive plan update, the area could be evaluated regarding future land use. The group discussed that when changing the density of an area, things like parking and traffic flow need to be considered. Jim Tate stated that the area is mostly rentals and is not a heavily trafficked street. Secretary Meadows made a motion to recommend approval of the zoning change to the Board of Aldermen. Commissioner Kurtz seconded. The motion passed. Commissioner Mann abstained from voting.
- Dog Park Discussion, Ed Kurtz: Commissioner Kurtz addressed the about a group that contacted him and they are interested in building a dog park in Bolivar. The group discussed possible locations that have been talked about in the past. Ed stated that some things to consider would be the need for a sufficient amount of space, ideally some shade on the property, grass and hard surfaces, and room for shade structures. There would be fencing, water facilities, and the need for parking adjacent to the park. The group agreed that it would be an asset to the community. They discussed that noise, odor, and traffic would all be factors in finding the right location. Ed stated that he would bring the discussion back to the group and let them decide how to proceed.

Old Business:

- TEAP Update: Sydney shared that the TEAP project would be wrapping up soon and that the engineer would be sharing the final report next month. She stated that there will be two suggested options for the Albany/Springfield/Buffalo intersection in the report.

There were no citizen comments.

Commissioner Little made a motion to adjourn the meeting. Secretary Meadows seconded the motion. Chairman Neal adjourned the meeting at 6:42pm.