



Planning & Zoning Commission Meeting Minutes

February 24th, 2022 at 6:00pm

City Hall

Chairman Neal called the regular meeting of the Planning & Zoning Commission to order at 6:00pm.

Members Present:

- Commissioner Rice
- Secretary Evans
- Commissioner Kurtz
- Commissioner Little
- Commissioner Patel
- Chairman Neal
- Mayor Warwick

Others Present:

- Kyle Lee, Community Development Supervisor
- Lacy Hamby, Planning & Zoning
- Stephen Rose, Code Compliance Official
- Donald Brown, City Attorney
- Jerry Hamby, Public Works Director
- Jared Davis, Anderson Engineering
- Thane Kifer
- Dusty Ross
- Eddie England

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

Approval of Meeting Minutes: After reviewing the minutes from the meeting on December 9, 2021, Mayor Warwick made a motion to approve as presented. Commissioner Kurtz seconded the motion. The December minutes were approved.

New Business:

- **Board Elections – Chairman and Secretary:** Mayor Warwick made a motion to appoint Neal as Chairman and Evans as Secretary. Commissioner Little seconded the motion. The motion passed.

- **Public Hearing ZC-22-02 – Zoning Change Application 455 W Hendrickson St:** At 6:05pm, Chairman Neal called the public hearing to order. Jared Davis with Anderson Engineering approached the Commission. Anderson Engineering is a firm out of Springfield, Missouri and is representing the application. There were no citizens present to speak on the matter. Chairman Neal closed the public hearing at 6:06pm.
- **Discussion & Recommendation – ZC-22-02:** Chairman Neal opened the discussion by the Board. Kyle Lee presented the application to the Commission. The “R-4-P” request was to increase the density and to rezone the property from commercial to residential. The “R-4” intensity of use regulations require multiple-family dwellings to have no less than three thousand square feet of lot area per family. The request was to allow a lot area of two thousand five hundred square feet per family. The Commission discussed that the owner/developer will need to address ingress and egress at the subject property to the satisfaction of the Planning and Zoning Commission. Commissioner Kurtz made a motion to recommend approval to the Board of Aldermen for ZC-22-02 to allow the increased density as requested with the requirement of an additional exit. Commissioner Little seconded. The motion passed.
- **Discussion & Approval/Denial LS-22-01 Lot Split Application – Intersection of S Boston Pl and E Aldrich Rd:** Kyle Lee presented the application to the Commission. Staff reviewed the lot split application and it met the zoning regulations. Commissioner Little made a motion to approve LS-22-01. Secretary Evans seconded. The motion passed.
- **Discussion – Qualifications and Supplementation to Districts Parking and Storage of Recreational Equipment:** Chairman Neal opened the discussion by the Board. The Board of Aldermen recommended that the Commission take the parking and storage of recreational equipment ordinance into consideration for review. The current zoning regulation states that major recreational equipment shall not be parked or stored in a residential district except within an enclosed building or behind the principal structure. Eddie England, citizen, approached the Commission. Eddie requested that the Commission amend the code to allow certain recreational equipment to be allowed in the front of the principal structure. He received a violation letter for having a boat parked in the driveway. Commissioner Little mentioned that this ordinance was put into place when subdivisions around town was enforcing the parking and storage of recreational equipment through covenants. The Commission recommended that staff reach out to the surrounding communities in the area and bring back information to the Commission.
- **Discussion – Zoning Use Regulations RV Park:** Kyle Lee approached the Commission. Staff wanted to clarify the intent of an RV Park in the zoning regulations. Commissioner Little stated that the intent was to eliminate RV Parks inside the city limits. Mayor Warwick mentioned the effect on revenue tax. The Commission had no recommendation to change the intent within the zoning regulations.



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Old Business:

- **Community Development – Update:** Kyle Lee approached the Commission. Kyle mentioned that staff would be bring back the short term rental discussion to the Commission at the next meeting.
- There was a citizen comment. Eddie England approached the Commission. Eddie showed his appreciation to the citizens serving on the Planning and Zoning Commission. Asked them to reconsider the parking and storage of recreational equipment.

Commissioner Kurtz made a motion to adjourn the meeting. Mayor Warwick seconded the motion. Chairman Neal adjourned the meeting at 7:18pm.