
Planning & Zoning Commission Meeting Minutes
Thursday July 18th, 2019
City Hall

Chairman Neal called the meeting to order at 6:00pm.

Members Present:

- Ed Kurtz, Commissioner
- Chairman Neal
- Alderman Sagaser
- Kwaisi Ofori-Yeboah, Commissioner
- Bill Little, Commissioner
- Duncan Meadows, Secretary

Others Present:

- Sydney M. Allen, Planning & Zoning Administrator
- Tracy Slagle, City Administrator
- Donald Brown, City Attorney
- Catherine Reade, Esq
- Joe & Marie Carmichael
- Shawn Hayes
- Maria Diread
- Casandra Millard

Approval of Meeting Agenda:

After reviewing the agenda, Alderman Sagaser made a motion to approve. Secretary Meadows seconded. The agenda was approved as presented.

Approval of Meeting Minutes:

The Commission reviewed the meeting minutes from June 20th, 2019. Chairman Neal asked the group to clarify the intent regarding specific wording in the Medical Marijuana Facilities regulations. It was decided that the ordinance needs to be amended to take out language describing ventilation and how to handle it. After the discussion, Commissioner Little made motion to approve the minutes as amended. Alderman Sagaser seconded the motion. The minutes were approved as amended.

New Business:

- **Public Hearing – Zoning Change Application – ZC-19-06 -522 S Chicago:**
Chairman Neal opened the public hearing at 6:05pm. Catherine Reade addressed the Commission on behalf of her clients, Randy and Casandra Millard. She stated that her clients would like to rezone their property to “C-2” General Commercial with the intent to locate storage units on the property. She stated that they have read through the requirements and are prepared to meet all of the zoning regulations. She stated that they

believe the addition of storage units would not create an undue burden on the neighborhood and traffic would not be effected. Tracy Slagle, City Administrator, stated to the public that when the Commission is making a zoning decision, they have to take into consideration all of the uses permitted in the proposed district and how each would affect the surrounding property. Ms. Reade stated that storage units are number 102 on the list. Secretary Meadows asked if the units would be accessed outdoors or would there be indoor access. Ms. Reade stated that they would be accessed outdoors like typical storage units and there would be a fence around the property as well. Casandra Millard, applicant, addressed the Commission. She stated that her and her husband currently own a storage facility in Bolivar and have for the last 7 years. She stated that they also have a facility in Marshfield and are aware of the requirements, including stormwater detention. She stated that some units would be climate controlled and that there is a need in Bolivar.

Marie and Joe Carmichael addressed the Commission. They own 32 homes directly behind the property in question. They are about 1450 square feet, all brick, with 2 car garages. They stated that the installation of a commercial use in the area would negatively affect the neighborhood and they would not have constructed homes in the area if they thought there was going to be commercial in the area. They stated that they are against the zoning change.

Marion Diesel, 515 S Chicago, addressed the Commission. He stated that the area is a well-established, residential neighborhood. He stated that the property in question used to have a single-family home on it and he thinks that would be the best use for the property in the future. There are manufactured homes down the street but he stated that those will not be there forever and then whatever goes in will have to meet the zoning regulations. He is against the zoning change.

Chairman Neal closed the public hearing at 6:23pm.

- **Public Hearing – Zoning Change Application – ZC-19-07 – 915 S Albany:**
Chairman Neal opened the public hearing at 6:23pm. Sean Hayes addressed the Commission as the applicant. He is requesting a change to “C-2” General Commercial. He stated that the property is adjoining other commercial property and the improvements he would make to the structure on the property would be a great enhancement for the area. Chairman Neal closed the public hearing at 6:25pm.
- **Discussion & Recommendation ZC-19-06:** Alderman Sagaser stated that changing the zoning of that specific parcel would be spot zoning, Commissioner Little agreed. Chairman Neal stated that the Commission doesn’t change the zoning based on the use that the applicant is applying for, but for all the uses in the district. She stated that ownership and plans can change. Commissioner Kurtz made a motion to recommend denial of the application. Commissioner Little seconded. The motion was passed to recommend denial of application ZC-19-06.
- **Discussion & Recommendation ZC-19-07:** Commissioner Kurtz asked to clarify which properties surrounding the applicant property were zoned commercial. Commissioner



Little stated that moving forward, properties along and near Springfield Avenue were going to become more commercial. The Commission discussed the surrounding zoning and how it is essentially commercial all the way down Springfield. Secretary Meadows made a motion to recommend approval of the zoning change. Alderman Sagaser seconded. The motion was passed to recommend approval of application ZC-19-07.

- **Chairman & Secretary Election:** Alderman Sagaser made a motion to keep the current Chairman and Secretary in place. Commissioner Little seconded. The motion passed.

Old Business:

- **Comprehensive Plan Discussion:** The Commission reviewed the “Community Services” section of the Comprehensive Plan. They discussed the services that Bolivar provides, what improvements have been made, and what can be done in the future. Sidewalks were a main point of discussion and a main priority in the eyes of the Commission.

Citizen Comments:

Sydney Allen stated that she is continuing to advocate for the 2020 Census and is looking for volunteers to get involved.

Secretary Meadows made a motion to adjourn the meeting. Alderman Sagaser seconded the motion. Chairman Neal adjourned the meeting at 7:03pm.