

Planning & Zoning Commission Meeting Minutes

March 21st, 2019 @ 6pm

City Hall

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

Members Present:

- Commissioner Little
- Commissioner Kwaisi
- Secretary Meadows
- Alderman Sagaser
- Mayor Warwick
- Commissioner Lollar
- Chairman Neal
- Commissioner Kurtz

Others Present:

- Donald Brown, City Attorney
- Sydney Allen, Planning & Zoning Administrator
- Tracy Slagle, City Administrator
- Dan Wohnoutka
- Teresa Davison, HEI

Approval of Agenda:

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

Approval of Meeting Minutes:

After review of the minutes, Commissioner Little made a motion to approve. Mayor Warwick seconded the motion. The minutes were approved as presented.

New Business:

- **Public Hearing – ZC-19-03 – Empire District Electric Company:** Chairman Neal called the Public Hearing to order at 6:05pm. Teresa Davison with HEI was there to represent the application on behalf of the Empire District Electric Company. She stated that the application is to extend the existing “C-S” zoning to encompass more of the property so it can be utilized for the construction of a new service center. There were no members of the public present to address this application.
- **Discussion & Recommendation – ZC-19-03:** Commissioner Lollar discussed that the location would be appropriate for a service center. There was discussion about what would happen to the existing center. Secretary Meadows made a motion to recommend

approval of the zoning application. Commissioner Lollar seconded. The motion passed with all ayes.

- **Discussion & Approval/Denial – LS-19-02:** The Commission reviewed an application presented for a Lot Split by Dan Wohnoutka Sr. The property is located at 2590 W Broadway. The Commission discussed that the application met all of the requirements set forth by the regulations set forth in the Land Use Regulations. Commissioner Kurtz made a motion to approve the application. Commissioner Lollar seconded. The Lot Split was approved with all ayes.
- **Commissioner Term Limits:** Sydney wanted to touch base with the Commission members and the Mayor regarding upcoming term dates. The Mayor stated that he would like to hear from Commissioners about their willingness to continue to serve. Appointments and re-appointments will be done in the months following the election.

Old Business:

- **Comprehensive Plan Review – Discussion:** The Commission reviewed the Mobility section of the 2010 Comprehensive Plan. The Commission discussed the goals and objectives laid out in the plan. This section heavily focused on bike traffic, pedestrian traffic, and the idea of having complete streets throughout Bolivar. The group also discussed the section that referred to public transit in Bolivar. Mayor Warwick stated that when dealing with pedestrian traffic, he believes it would be best to create a complete sidewalk network off the main vehicular path to keep pedestrian traffic and vehicular traffic separate. Commissioner Little stated that he believes we should focus on constructing sidewalks where people are already walking. Commissioner Kurtz stated that the City should be constructing complete streets wherever possible and gave the example of the recent extension of Killingsworth. Tracy Slagle updated the group on upcoming sidewalk projects. From the discussion it was determined that this is an important part of the upcoming Comprehensive Plan update and these things need to be heavily included in discussion and the update process.

There were no citizen comments.

Secretary Meadows made a motion to adjourn the meeting. Commissioner Little seconded. Chairman Neal adjourned the meeting at 7pm.