



Planning & Zoning Commission Meeting Minutes

February 18th, 2021 at 6:00pm

City Hall

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

Members Present:

- Secretary Meadows
- Commissioner Kwasi
- Commissioner Evans
- Chairman Neal
- Commissioner Rice
- Alderman Sagaser

Others Present:

- Tracy Slagle, City Administrator
- Kyle Lee, Building Inspector
- Stephen Rose, Code Compliance
- Lacy Hamby, Planning & Zoning Department
- Donald Brown, City Attorney
- Jerry Hamby, Public Works Director
- Mayor Warwick
- Cody Stutenkemper, Property Owner
- Evelyn Hale
- Donna Neal
- Rhonda Jasper
- Joey Jasper
- Chris Jasper

Approval of Agenda: After reviewing the agenda, Alderman Sagaser made a motion to approve the agenda. Secretary Meadows seconded. The agenda was approved.

Approval of Meeting Minutes: After reviewing the minutes from the meeting on January 21st, 2021, Secretary Meadows made a motion to approve as presented. Alderman Sagaser seconded the motion. The January minutes were approved.

New Business:

- **Public Hearing ZC-21-01:** At 6:01pm, Chairman Neal called the public hearing to order. Cody Stutenkemper, applicant, approached the Commission. Cody stated that he would like the opportunity to construct duplexes at the location. Evelyn Hale, property owner within 185 ft, approached the Commission to express her concern for the overall

appearance of the property if the zoning change was approved. Chairman Neal closed the public hearing at 6:05pm.

- **Discussion & Recommendation ZC-21-01:** Chairman Neal started the discussion by asking the Commission if they had any discussion items regarding the zoning change. Commissioner Evans expressed his concern about the possible spot zone of the location being an issue. Alderman Sagaser brought up that there is an existing mix density on the south side & that the additional traffic should not cause an issue. The Commission then had a discussion regarding if the applicant should proceed with the “R-3” zoning or if “R-4” would be more suitable for the location. Alderman Sagaser felt that the “R-3” zone limited the applicant, making that a preferred zone for the parcel. Alderman Sagaser made a motion to recommend approval to the Board of Aldermen for ZC-21-01. Secretary Meadows seconded. The motion passed.
- **Discussion – Preliminary Plat Effective Timeline:** Chairman Neal started the discussion by addressing the existing timeline for the Preliminary Plat process. Kyle Lee confirmed that there was a current timeline of six months in the code. Chairman Neal had remembered this being a topic of discussion previously & it was recommended at that time to extend to eighteen months. This previous discussion was then tabled by the Board of Aldermen. Alderman Sagaser recommended to allow a twelve-month timeline & a limit of two extensions that are also twelve months each. This recommendation would then give the applicant a total of three years for the Preliminary Plat.

There were no citizen comments.

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