



Planning & Zoning Commission Meeting Minutes
June 24th, 2021 at 6:00pm
City Hall

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

Members Present:

- Commissioner Evans
- Commissioner Kwasi
- Alderman Sagaser
- Chairman Neal
- Commissioner Little
- Commissioner Kurtz
- Mayor Warwick

Others Present:

- Kyle Lee, Community Development Supervisor
- Lacy Hamby, Planning & Zoning
- Stephen Rose, Code Compliance
- Jerry Hamby, Public Works Director
- Brent Watkins, Fire Chief
- Donald Brown, City Attorney

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

Approval of Meeting Minutes: After reviewing the minutes from the meeting on May 20th, 2021, Commissioner Little made a motion to approve as presented. Alderman Sagaser seconded the motion. The May minutes were approved.

New Business:

- **Discussion – Comprehensive Plan Update:** Kyle Lee addressed the Commission regarding the Believe in Bolivar 2040 Comprehensive Plan Update. Commissioners received the draft plan. Kyle went over the timeline for the final adoption of the Comprehensive Plan. The public hearing for the Comprehensive Plan Update is set to take place at the July meeting on the 15th.

- **Discussion – Accessory Structure Setbacks:** Kyle Lee addressed the Commission regarding the setback requirements for accessory structures. If an accessory structure is less than 200 square feet, doesn't have a permanent foundation and doesn't include additional services to the structure, the City doesn't require a building permit to be issued. If the accessory structure doesn't require a permit, it still needs to be in compliance with the setback requirements of the zoning district. Staff went to the Commission to have a discussion about the setback requirements that are in place for the non-permitted accessory structures. At this time, the Commission did not want to recommend a change to the setback requirements for those structures.
- **Discussion – Bill Little Park:** Commissioner Little addressed the Commission to discuss the opportunity for developing parks within the floodplain. This would have benefits that include flood control, connectivity of walking trails, and recreational opportunities to the community. Chairman Neal stated that the Comprehensive Plan mentions development of park space within floodplains. This creates connectivity throughout the community where development would be restricted.

Old Business:

- **Discussion – Residential Land Use Street Width:** Kyle Lee addressed the Commission about the street width that is in the construction specification manual. Staff was asked at the Board of Aldermen meeting to review the street width specification. The standard for residential street width, behind the curb, is thirty-three feet. The Commission discussed aspects of lowering the street width on local residential streets. Mayor Warwick mentioned that narrowing the street width in those areas would lower cost for developers and encourage more sidewalks. Alderman Sagaser brought up concerns about the traffic flow that may be affected by lowering the street width requirement. This could create issues for public safety or school buses, if cars were parked on the street. Mayor Warwick stated that those streets could be required to have more spaces for parking at the residence and make it to where no parking would be allowed on the street. The Commission recommended for Staff to look at surrounding cities and bring back more information to discuss further.
- There was a citizen comment. Ed Kurtz addressed his concern regarding the City's standard on crosswalks. His concern was that there needs to be more than two strips to identify a crosswalk. Jerry Hamby, Public Works Director, stated that two white strips for a crosswalk is legal. That is what was recommended by MODOT and that's why the city went to the two white strips. He would gather more information and pass that along.

Alderman Sagaser made a motion to adjourn the meeting. Commissioner Little seconded the motion. Chairman Neal adjourned the meeting at 7:32pm.