

PLANNING AND ZONING COMMISSION  
MINUTES OF MEETING

April 20, 2010

6:02 p.m.

**Item 1. Roll Call.**

PRESENT: Ambrose Buckman, Tim Glenn, Sam Hargrove, Gene Deckard and Brent McElwee

STAFF PRESENT: Planning & Zoning Director Nick Pappas; Building Official Larry Murry; Secretary to Commission Kathy Twitchell

ABSENT: Bruce Collins and Jim Rice

Visitors: Bill Hightower, Owner 101 Ridgeway; Eric Bartlett, Builder 101 Ridgeway; Robert Reynolds, owner Locust Street; Rose Luke, resident 604 Beverly; Brittany Voight, resident 528 Linn Street; Mike Carpenter, resident 402 Linn; Mike Britt, resident 423 N. Kansas City Avenue; Herbert Rowe, resident 708 Ruby; Dan Letcher, resident 425 N. Kansas City Avenue.

**Item 2. Approval of Minutes.**

MINUTES APPROVED: Tim Glenn motioned to approve the March 16, 2010 minutes. Ambrose Buckman seconded. Motion approved.

**Item 3. Preliminary Plat P-10-001 101 Ridgeway**

Eric Bartlett and Bill Hightower were present to answer questions on the preliminary plat for the subdivision of 101 Ridgeway.

Nick Pappas stated that Bill Hightower was requesting to re-plat the parcel from five (5) lots to four (4) lots. The preliminary plat has been approved by all internal departments and utilities are available. The re-plat was an agenda item for discussion at the March 16, 2010 meeting.

There was no public comment.

Staff recommended approval of the preliminary plat for 101 Ridgeway.

Commissioner McElwee motioned to approve the preliminary plat for 101 Ridgeway. Commissioner Hargrove seconded. The motion carried.

**Item 4: Easement Vacate Request: VAC-10-001 Alley Between Persimmon & Lena, north of Ridgeway**

The easement vacate request for the alley between Persimmon and Lena was an agenda item for discussion at the March 16, 2010.

Commissioner Buckman motioned to approve the easement vacate request for the alley between Persimmon and Lena. Commissioner McElwee seconded. The motion carried.

**Item 5. Zone Map Amendment: RZ-10-001, Zone Map Amendment Request, Locust Street**

Bob Reynolds was present to answer questions.

Nick Pappas, director of Planning and Zoning gave the following staff report: Adjacent property is currently zoned R-2 with the majority of the residences being single family. Currently the southern end of Locust experiences ponding and slight flooding during significant storm events. A storm water study is recommended if zoning were to change. Rezoning only these six blocks would constitute spot zoning.

Several residents were present and spoke against approval. The concerns expressed by the residents were: increase in traffic and parking, roads are narrow and treacherous especially during winter months, property values, drainage problems, sewer systems are currently overloaded, turnover in tenants make it difficult to recognize your neighbors and increase in crime.

Commissioner Buckman advised those in attendance the requests presented this evening will go to the City Council for vote on May 3<sup>rd</sup>.

Commissioner Buckman motioned to deny the request for Zone Map Amendment for Locust Street. Commissioner McElwee seconded. The motion carried.

**Item 6. Comments of Visitors**

**Item 7. Comments of Commissioners**

No comments.

Tim Glenn motioned to adjourn the meeting, Brent McElwee seconded. Motion approved. Meeting adjourned at 6:45 p.m.

Kathy Twitchell, Secretary to the Commission

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