

Approved 5/22/17

Bolivar Planning Commission Minutes for April 2017 Meeting

Attending: Steve Paradis, Barb Staats, Deb Hale, John Garza, Danny Chiotos, Randall Hughes, and Jenny Brockman (Jefferson County Planning Commission)

Absent: Chris Higdon

Steve Paradis called the meeting to order at 7:05 pm

Deb Hale made a motion to approve the minutes. Danny Chiotos seconded the motion. Motion carried.

Unfinished Business:

None

New Business:

1. **Board of Zoning Appeals:** No Actions
2. **Recommend appointment of new member to the Bolivar Planning Commission:** Laura presented a letter of interest from Mike Lowrey. Mr. Lowrey submitted a letter of interest to fill the current vacancy on the BPC board. Members read the letter and a motion from Barb Staats was made to approve. Randall Hughes seconded the motion. Motion carried. Laura will place this item on the town council agenda for recommendation and appointment.
3. **Update of ordinance review from Jesse Richardson-WVU Law Clinic-** Rob Donaldson from the WVU Land Use Clinic was in attendance for the BPC meeting to discuss Bolivar's Comprehensive Plan. Rob spent the first five years of his life in Bolivar so he had a special interest in this project. Rob presented two checklists to the members which discussed required objectives and required components. Mr. Donaldson stated that all sections need to be included in the comp. plan in order to be in compliance. Missing components include: action plan with implementation strategies and recommendations of a financial program for necessary public funding. Rob will be sending an email to discuss these components further but there are some highlights listed in a separate document that has been provided at the BPC meeting. (available for review in minute book) Additional missing component includes, a program to encourage regional planning, coordination, and cooperation, intermodal transportation: (needs to at least be mentioned), Analyze opportunities, strengths, and weaknesses: (discuss opportunities for the future and threats that may occur for the town). The projected population growth and decline needs to include a projected population analysis. (does not have to be 100% accurate) Identify the number of housing units and land needed; (needs to be discussed), also the subject of substandard housing needs to addressed. (discuss location and type) Rural-address it; even if it is to say that there is not a rural area in Bolivar. Jesse Richardson was also in attendance for the BPC meeting. Jesse emphasized that the Town of Bolivar's Comprehensive Plan was near the top of the list of comp plans that he has reviewed, so these revisions are just suggestions to consider. Mr. Richardson spoke to the BPC members about the

zoning section of the ordinance. Jesse stated that all necessary items that a zoning ordinance shall include, our ordinance includes and covers those items. Mr. Richardson did provide a list of optional provisions to review but are not required. The language of the ordinance was discussed and the BPC powers and duties were also discussed in detail. This information will be discussed further with Mayor Dettmer and David Hammer, legal counsel for the Town of Bolivar prior to the next planning commission meeting. Rob & Jesse will be sending emails to include additional information within the next two weeks. Jesse will also be reviewing the S/D ordinance.

Attendee Concerns:

None

Adjournment:

Motion was made by Deb Hale to adjourn the meeting at 8:20 pm