

Bolivar Planning Commission

Attending: Barb Staats, Randall Hughes, Steve Paradis, Deb Hale, Paul Staubs, John Garza

Meeting of September 28, 2015 was called to order by Steve Paradis at 7:00 pm

Approval of Minutes: Deb Hale made a motion to approve the minutes. Paul Staubs seconded.

Unfinished Business:

- 1. Advertise for BPC member-**Steve explained that the council will be voting on the appointment of Tom Hildebrandt at the October town council meeting. Mr. Hildebrandt will be contacted in order to attend the October Planning Commission meeting. Laura will continue to advertise for additional member.

New Business:

- 1. Brian Lantz & Eric Lassiter-Ashland Village S/D-building permits for 6 lots-**Brian Lantz was in attendance for the BPC to present completed permit packets for the construction of six new homes. Mr. Lantz discussed that he delivered the necessary items to John Garza and Laura prior to the BPC meeting. John Garza reviewed the documents and recommended to the members that the permits be approved. After review of the documents presented, Barb Staats made a motion to approve and Paul Staubs seconded. Lot numbers include lot 1, lot 3, lot 4, lot 5, lot 6, and lot 7.
- 2. Ed Hall-variance request for Polk Street property-** Mr. Hall was in attendance for the meeting to present documents to the planning commission in order to request a variance. This variance request was necessary due to a structure that Mr. Hall has on his property which is considered to be a second dwelling. (pool house) Mr. Hall explained that he did not realize that he could not use his pool house as a livable structure for his brother. Mr. Hall also explained that he was not collecting any money (rental income) from his brother. Steve explained to Mr. Hall that the packet he provided to the planning members was to apply for a variance. The task of the planning commission was to strictly determine the use of the property. 1303.02 Section A and 1302.02- Accessory Use-does not meet the converted use of a bath house or accessory use of the structure. Steve made a motion to consider a use permit for the accessory structure on Mr. Hall's property at 271 Polk Street. Paul Staubs seconded. Steve made a motion to approve a converted use of bath house to a livable structure. Motion denied to permit. Steve advised that this item can be brought before the Board of Zoning Appeals. Mr. Hall requested that Laura set up the meeting with the board of zoning appeals.
- 3. Etel Wheeler-building permit for property located on W. Washington Street (Kusner property) –** John Garza presented plans and a completed permit packet to the planning commission members for the reconstruction of the old Kusner property (1117 W. Washington Street) that was previously destroyed by fire. Demolition also took place at this location. The planning commission members reviewed the documents presented

including building plans. Steve suggested that John meet with the structural engineer to review the setbacks. Deb Hale made a motion to approve the permit providing that the height of the structure was more detailed. Paul Staubs seconded. Laura will get more detailed information prior to issuing the permit.

ATTENDEE CONCERNS:

NONE

ADJOURNMENT:

Meeting was adjourned at 8:05 pm

Motion was made by Paul Staubs. Seconded by Barb Staats