

## Town of Sedalia

### Planning Board Meeting

#### **Planning Board Minutes/Public Hearing for Thursday, November 16, 2017**

Meeting was called to order at 7:00PM by Planning Board Chairman Robert Jones followed by a Moment of Silence, Pledge of Allegiance, and Roll Call.

**Members Present:** Chairman Robert Jones, Marie Martin, Monroe Smith, LaDonna Woodruff, and Serita Faison

**Members Absent:** Marian Jeffries and Sandra Hamlett

**Agenda & Minutes Approval:** Serita Faison recommended a motion that the Agenda be approved. Marie Martin seconded. Motion Approved. LaDonna made a motion to approve the October minutes and Serita seconded. Motion Approved.

#### **Business:**

- ❖ **Planning and Development Regulation E-Learning Library (14 Training Sessions in all)**
  - **Variance Standards (conducted by Adam Lovelady via recorded video)**  
Monroe Smith regulated the computer for the School of Government online training module.
  - **SUMMARY: *“The module provides an introduction to the standards for granting a variance. According to the training, it is intentionally difficult to qualify for a variance and the module outlines the specific circumstances and laws regulating this process to prevent abuse of the system. The module teaches the statutory standards for granting a variance, the burden on the applicant to prove hardship, and basic processes for reviewing and granting a variance.” -From the School of Government.***
- Chairman Jones mentioned the importance of understanding what Quasi-Judicial Hearing is. He discussed the process of presenting facts, having certified witnesses, and ensuring that everything was documented.
- LaDonna made reference to a town resident, with a mobile home during the discussion of “Not-Self Created Hardship”.
- Marie Martin asked if the Planning Board had access to “good information” in terms of situations that come before the board. “How do we know people are telling us the truth?”

- Chairman Jones spoke on the board’s responsibility to “do the research”, especially considering that the Planning Board reviews cases before they go to the Council. He also stated that Quasi-Judicial Hearings are based on facts.
- Planning Board members discussed the module questions.

Review of Module:

*The applicant must show that the unnecessary hardship would:*

- *Result from the strict application of the ordinance*
- *Be peculiar to the property*
- *And Not be a Self-Created Hardship*

*The applicant must show that the variance will:*

- *Be consistent with the intent of the ordinance*
- *Secure Public Safety*
- *And Achieve substantial justice*
- *The statute prevents any use variance*

Conclusion:

- *It is not easy to qualify for a variance, and that’s intentional*
- *Typically, everyone must comply with the general rules.*
- *In certain unique circumstance, individual property owners, need relief from unnecessary hardship.*
- *State laws limit those special circumstances to prevent abuse and ensure that the variances are only granted when warranted.*

**Citizens Concerns:**

- Chairman Jones informed the Planning Board about banking benefits (Credit Union versus other banks), which he had learned from a man in the area.
  - He suggested that people should share information with others rather than only complaining about government issues.
  - The Planning Board came up with the idea, to add a section to be discussed during Citizen Concerns, which provides helpful information.

**Wrap Up**

Office Assistant Denise James provided a recap of the items discussed during the meeting;

**Announcements:**

Agenda Meeting, Nov. 27, at 7 PM

Town Hall Meeting, Dec. meeting cancelled in observance of the holiday.

Planning Board Meeting, Dec. meeting cancelled in observance of the holiday.

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Chairman

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Date