

PLANNING & ZONING COMMISSION

January 14, 2014

6:30 P.M.

Meeting called to order and a quorum established. Chairman Joseph Cyprian led Prayer and Pledge.

Present: Chairman Joseph Cyprian
Commissioner Bettye Boggs
Commissioner Janice Burris
Commissioner Art Arnold

Also Present: P & Z Secretary, Diane Sanders

Absent: Commissioner John Erlich

New Business

Item No. I Request for Annexation of Property located on Hwy 40 - Chairman Cyprian opened floor stating that item #2 on Agenda would be presented first, being that it would be a lot less time consuming. Jeff Kaston then came up and stated that he was owner of 45 acres of property at 13009 Hwy 40 on the West side and would like to have it Annexed into city limits. Mr. Kaston then explained that the property is only sixth tenth of a mile from downtown traffic light, about a quarter of a mile from Bridles & Britches. Mrs. Boggs asked Mr. Kaston what are his plans for property, and Mr. Kaston stated that he would like to make a weekend spot for himself and his wife and have part of it for a barn and jumping horses, which he shows. After giving him the paper work that he would need to start process and recommending him to forward paper work back to office motion was made by Mr. Arnold to defer process until all paper work is in, motion was agreed by all Commission Board.

Item No. II Request to have Willow Street Revoked. Smith & Core Realtors – Chairman Cyprian opened floor for second item to be presented, explaining that Andrew Mendheim would be standing in for Jack Mendheim who previously represented Mr.

Barney Core from Smith & Core Realtors and Mr. C. J. Brown with whom the request also relates to. Mr. Mendheim began explaining that when Willow Street was originally platted there were no other streets north of it. Willow Street marked the very northern boundary of Village of Folsom and at some point, Greenwood Road was built right next to the adjacent north side of Willow Street by a private individual. Mr. Mendheim stated that Willow Street is not a street of existence except on paper, it is just a platted road. Mr. Mendheim continued stating that several years ago Mr. Brown purchased property on a per acre basis from the south side of Greenwood Road and sold a portion of it to Mr. Barney Core. Mr. Mendheim explained that there is only about a two (2) block section of road that is of non existence between Greenwood Road and Willow Street, stating that if someone drove by it they would not recognize it. Mr. Mendheim continued stating that Mr. Brown owns Lots 1-5 of square 25 and Mr. Core owns Lots 6-10 of square 25, what Mr. Core and Mr. Brown would like is to have the little two (2) block section of Willow Street revoked upon revocation that the land goes to adjoining land owners, but since there is a road on the north side which is Greenwood Road, there is no adjoining landowner so land would revoke to south side adjacent landowners which would be Mr. Brown and Mr. Core. Mr. Mendheim completed with stating that this small two (2) block piece of property is really of no value except to Mr. Brown and Mr. Core and that ultimately it be revoked.

After Chairman Cyprian read a portion from 31.60 from Village Ordinance concerning revoking, Chairman Cyprian motioned to approve request, motion was made to revoke by Mrs. Boggs and seconded by Ms. Burris, (4 Yeas; 0 Nays) motion carried.

Afterwards, Chairman Cyprian allowed for request of Re-subdividing of Lot #10 square 25 into two (2) Lots with frontage on Greenwood Road, even though Revocation has to go before Alderman Board and be voted upon before re-subdividing can take place. It was stated by Mrs. Boggs and Chairman Cyprian that we could allow it to be presented now and Mr. Core and Representative would not have to appear again, considering that the Commission Board only recommends to Alderman Board. Going forward Mrs. Boggs asked what the size of Lot #10 square 25 is and Mr. Mendheim stated that it is 150' in width considering the alley of 10', the Lot itself would be 140' in width making two (2) Lots 70' wide each. Mrs. Boggs mentioned that the area is A-3 Single Family Dwelling. Mr. Mendheim stated a variance of 7955.50 which proved that the property fit minimum required variance of 7200'. Mr. Mendheim's final statement was that Mr. Core's purpose of adding two Lots is for the building of homes that face Greenwood Road.

After no further discussion, Chairman Cyprian asked motion to be made, motion made to approve re-subdivision of by Ms. Burris and seconded by Mrs. Boggs. (4 Yeas; 0 Nays) Motion carried.

ADJOURNMENT: On the motion of Commissioner Boggs and seconded by Commissioner Burris meeting was adjourned. (4 Yeas; 0 Nays) Motion carried.

Respectfully submitted,

Joseph Cyprian, Chairman

I attest that the above is a true and correct copy of the minutes taken at the Planning Commission meeting on January 14, 2014.