

Poplar Bluff Planning and Zoning Commission Meeting
Monday, August 14, 2023 – 7:00 p.m.
City Council Chambers – 301 South 5th Street
Poplar Bluff, Missouri 63901

MINUTES

The Poplar Bluff Planning and Zoning Commission held a regular meeting on Monday, August 14, 2023, in the City Council Chambers, 301 South 5th Street, Poplar Bluff, Missouri. Chairman Todd Sittig called the meeting to order promptly at 7:00 p.m. Roll call was as follows:

ROLL CALL

<u>Members Present</u>	<u>Members Absent</u>	<u>Others Present</u>
Michael Pollard	Kyle Batton	Irene Morse
Lucy Wheeler	Julie Littles	James Sisk
Craig Barwick	Mayor Shane Comman	Charles Perry
Rodney Reagan	Carolyn Marshall	Jasmin Dugger
Billy Depew		Belinda Perry
Todd Sittig		
Councilwoman Lisa Parson		
Clayton Moore		

Approval of the July 10, 2023, Minutes

Mr. Rodney Reagan made a motion to approve the July 10, 2023, minutes. Mr. Billy Depew seconded the motion. With all attending Commission members in favor, the motion carried unanimously.

Advertisement

This meeting was advertised in the Daily American Republic on Saturday, August 12, 2023.

Disclosure of Interest

None reported.

Workshop Session

A. Applicants request to vacate a 12'x75' portion of an alleyway running east to west between North 11th Street and North 10th Street (North of 1005 W. Harper) to help maintain security for the landowners, to reduce disruptions by neighbors and safety for her children. The property is located in a RS-3 – Central Area Residential District. Applicants are Jasmin Dugger and Belinda Perry 1005 W Harper Poplar Bluff Missouri.

City Planner, James Sisk advised the alleyway runs from 10th and 11th and the North and South Streets are Mary and Harper. The Planning Department and the Street Superintendent would like to deny the request due to this is the only access to the rear of some of the properties. That is access to two of the properties on the 10th Street side. Councilwoman Lisa Parson asked if this would block someone else's property. Mr. Sisk advised this is not a developed alley. The 11th Street side is partially used currently as a driveway for one of the houses that faces 11th Street. It is not a fareway right now, but it could be useable if needed to be. Chairman Todd Sittig wanted clarification of the alley was ten or twelve feet. Mr. Sisk advised the original plat map shows twelve feet.

Mr. Charles Thomas Perry, he is Ms. Jasmin Dugger's father and Ms. Belinda Perry's husband. He has lived at this residence for ten years. He has cleaned everything around it and he has improved the neighborhood by living there. He has also landscaped every property in the neighborhood. The alley does adjacent other properties. Mr. Roger Hogg is the owner of the other properties. He is buying this property from Mr. Hogg. He advised the property on the 10th street side has a light pole and that is the only utilities use. The property on the other end cannot be blocked by vehicles because it is an alley and not a parking space. He believes the parking for that property is street parking. He advised the city has not used the alley in thirty years. He has cleaned and cultivated the alley due to their children and grandchildren. There is no visible signs of an alley being there and hasn't been for years. He advised unmaintained alleys are a danger to the public and the Police Department constantly chase people through it. They have had problems with their cars broken into. They care about the neighborhood and the people around them. They have cleaned out two drug houses within two hundred feet of their house. They have had problems with everyone around them and they are trying to keep his family safe. He advised they shouldn't have to move into a gated neighborhood to protect his family. He is asking for the section behind his house. He advised there are no garages in use, and no driveways. He advised it does not make sense to deny them for something they have been working for the past ten years. He advised municipal utilities, the police department and the fire department doesn't care. He wants to make sure no one breaks into the back of their house again. He chased a crackhead a off his lawn at 4:00 am two days ago.

Ms. Jasmin Dugger of 1005 West Harper. She has three toddlers with the oldest being six years old that has epilepsy seizures and she is afraid he will stumble upon a needle or someone will start taking their stuff. She wants a safe place for them to play and not having to worry about someone snatching them. She advised there is a burn pile, brush and weeds in the alley. No one can get through the alley.

Ms. Belinda Perry of 1005 West Harper approached the board. She advised they are wanting a safe place for the grandchildren to play. It is not safe to take the children down to Bacon Park. She advised in the last 9 years, they have cleaned all the brush between all the houses because they wanted to see their neighbors. They want to give the neighborhood kids on that block a safe place to play. They have watched cars fly down the road and kids on bikes or kicking their balls, just wanting to have a good time and a safe place to play.

Mr. Craig Barwick asked what type of fence they plan on installing. Ms. Dugger advised they are not sure at this time. They talked about a privacy fence with lattice. Mr. Barwick asked about placing the fence six feet in on the existing property line. Ms. Perry advised they could make that section of the fence movable if needed. Mr. Perry advised there is a pit bull problem in Poplar Bluff. He advised they could put a fence on their property, but it will not stop the drug problem in that area. There has been many

police chases through their yard. He is asking, if the city is not going to maintain and take care of the alley, they will vacate it. He advised both his children graduated from Three Rivers College, he wants his grandchildren to go to Three Rivers and graduate High School in Poplar Bluff. If the city will give the alley to them, they will maintain it. Once the city gives them the property, he will have the vehicles moved that are piled with trash. They belong to his son and he is on meth and he can not stop him. He is about to move him out too.

Mr. Billy Depew advised he would like to find a way to work with the applicants. Mr. Michael Pollard wanted to clarify if the alley is vacated half of the twelve feet will be split between each adjoining property owner. If the applicant puts up a fence and the adjacent property owner doesn't put up a fence, then they will still have the same problem with people cutting through the alley. Mr. Sisk confirmed that was correct. Mr. Pollard advised he lived in places with no alleyways between back yards and there were no issues. Mr. Sisk wanted to clarify the reason the staff recommends denial is because it does belong to the city and if it could in the future be needed for utilities. Mr. Pollard asked if a fence was placed six-feet in the alley, would someone tell them to move it. Mr. Depew advised his daughter has an alley behind her house and no one maintains it, unless he goes over and mows and weed eat it. Mr. Pollard asked if it was possible to vacate the alley and maintain an easement for utilities so if they need to go through they could, as long as there wasn't a permanent structure built over the top of it. Mr. Sisk advised if the board agreed to vacate the alley, they could put in a stipulation. Ms. Lucy Wheeler commented if they put a fence in the alley and then five or ten years down the road, the city needs access through the alley, then they could be out thousands of dollars. Mr. Pollard suggested knowing they may have to move the fence then one should consider that in the budget. He questions if adding five feet would solve the issue, if the adjacent property owner isn't going to do anything, then they could just go around the fence and have the same problem.

With no other discussion reported, Mr. Michael Pollard made a motion to pass this request onto voting session and Mr. Clayton Moore seconded the motion. With all attending Commission members in favor, the motion carried unanimously.

Voting Session

None reported.

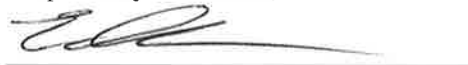
Discussion.

None reported.

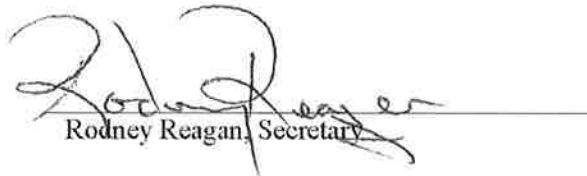
Adjournment.

With no discussion reported, Mr. Rodney Reagan made a motion for adjournment. Mr. Michael Pollard seconded the motion. With all attending Commission members in favor, the Poplar Bluff Planning and Zoning Commission meeting for this evening came to a close at 7:29 p.m.

Respectfully Submitted,



Ms. Irene Morse, Recording Secretary



Rodney Reagan, Secretary