

**MINUTES OF THE
PLANNING AND ZONING COMMISSION
FEBRUARY 17, 2025**

PL(P) 25-10: Street Closure Request to close a portion of Sergeant Street from its intersection with East Washington Street to its terminus, approximately 284 feet. (RECOMMENDED APPROVAL)

Mr. Carter reviewed the summary information for the street closure and stated that the Planning and Zoning Commission is considering a recommendation on a resolution closing the following street:

1. A portion of Sergeant Street from its intersection with East Washington Street to its terminus, approximately 284 feet.

He stated the total area of R-O-W that is requested to be closed is identified as approximately 8,520 square feet (0.2 acres). He noted the signees made up greater than 50% of the road frontage along the R-O-W requested to be closed. However, not all owners along the R-O-W responded when contacted. Owners who did not sign the petition were provided notice with the time, date, and location of the public hearing via registered mail.

Mr. Carter stated that the City should make two determinations in order to close the street: (1) that closing the street to vehicular traffic is not contrary to the public interest; and (2) that no property owner in the vicinity is deprived of reasonable means of ingress and egress.

He advised the Technical Review Committee reviewed the request and recommend the following conditions:

1. The street closure is not final until a plat is recorded showing the area within the right-of-way being combined with adjacent properties.
2. The recorded plat must show an access easement to the property addressed 215 Martin Luther King Jr. Drive.

Chair Magid asked for questions from the Commissioners.

Ms. Glass asked staff whether it would be best to resolve the plat recording prior to the commission making a recommendation.

Mr. Carter advised that the plat was necessitated by the street closure approval. He explained that the street would need to be closed to have a need for the plat.

Ms. Glass stated that the wording of the conditions appeared that condition 1 had to be met before condition 2 could happen. She explained that from a legal standpoint persons may not follow through giving rise to issues.

Mr. Carter explained that the street closure would not be final until the plat is recorded.

Mr. Ducharme added that the plat would need to reflect the conditions.

Mr. Nichols asked whether Sergeant Street was a street on record without functional use.

Mr. Carter said the portion of Sergeant Street in question functioned as a driveway.

Chair Magid asked for further questions or comments from the Commissioners. Hearing none Chair Magid closed the public hearing.

Chair Magid made a motion to recommend approval of the street closure request subject to the conditions. Mr. Nichols seconded that motion. The Commission voted 9 - 0 (Ayes: Chair Magid, Vice Chair Skenes, Ms. O'Connor, Mr. Gilmer Sr., Ms. Glass, Ms. Turner, Mr. Downing, Mr. Peterson and Mr. Nichols). Nays: (None).

Chair Magid advised the votes constituted a favorable recommendation and was subject to a public hearing at the Tuesday, March 18, 2025 City Council Meeting.