



CITY OF BOAZ  
Planning Commission Minutes  
February 02, 2023  
Boaz Public Library, Mastin Conference Room – 6:00 PM

I. Call to Order

Chairman Frix called the meeting to order at 6:00 P.M.

PRESENT

Chris Washburn  
David Wallace  
Nick Borden  
Randall White  
Rodney Frix

II. Invocation

Randall White gave the Invocation.

III. Pledge of Allegiance

Chris Washburn led the Pledge of Allegiance.

IV. Adoption of Agenda

Motion made by Borden, Seconded by Washburn.  
Motion passed by unanimous voice vote.

V. Reading and/or Approval of Minutes of Previous Planning Commission Meeting

1. Adopt the minutes of the Planning Commission Meeting date 11/03/2022.

Motion made by White, Seconded by Washburn.

Motion passed by unanimous voice vote.

VI. Public Hearings

1. A public hearing will be to hear an application from Dr. Mark L.Turk, O.D. for a petition to rezone lots 11 & 12 of the Hospital Heights Extension from R-1 (low density detached residential district) to B-2 (community commercial district). This property adjoins Dr. Turk's property located at 2378 US Hwy 431. The property is located in a residential and business area. The property will be used for a doctor's office with entrance off of Hwy 431.

Motion made by Borden to open the Public Hearing at 6:02 P.M., Seconded by Washburn.  
The motion passed on a unanimous voice vote.

Chairman Frix announced that the meeting was the noticed time and place for a proposed public hearing regarding an application from Dr. Mark L.Turk, O.D. for a petition to rezone lots 11 & 12 of the Hospital Heights Extension from R-1 (low density detached residential district)

to B-2 (community commercial district). This property adjoins Dr. Turk's property located at 2378 US Hwy 431. The property is located in a residential and business area. The property will be used for a doctor's office with entrance off of Hwy 431.

The hearing being open to the public, Chairman Frix asked if there was anyone present to speak "for" or "against" the rezoning.

Persons who spoke "for" the rezoning:

Dr. Mark L. Turk, O.D.  
2378 US Hwy 431  
Boaz, AL 35957.

Derek Ymker with Ymker Development LLC  
15613 Maries Road  
Dixon, Missouri 65459

Stefan Graeber- engineer with Sain Associates  
Two Perimeter Park South  
Suite 500 East  
Birmingham, AL 35243

Persons who spoke "against" the rezoning:

Blake Farmer  
1117 James Street  
Boaz, AL 35957

Chad Cofield  
1213 James Street  
Boaz, AL 35957

Shirley Edmondson  
1147 James Street  
Boaz, AL 35957

David Specht and Andrea Specht  
1144 James Street  
Boaz, AL 35957

Kim Mullinax  
1208 James Street  
Boaz, AL 35957

Motion made by Washburn to close the Public Hearing at 6:19 P.M., Seconded by White. The motion passed on a unanimous voice vote.

## VII. New Business

Motion made by Borden to open New Business, Seconded by Washburn. The motion passed on a unanimous voice vote.

1. Approval of an application from Dr. Mark L. Turk, O.D. for a petition to rezone lots 11 & 12 of the Hospital Heights Extension from R-1 (low density detached residential district) to B-2 (community commercial district).

Chairman Frix gave his opinion regarding the items working against the zoning change.

Dr. Mark L. Turk, O.D. gave Chairman Frix 3 letters "for" the rezoning.

Chairman Frix read the letters "for" the rezoning.

The letters "for" the rezoning were from:

Joy Painter  
2424 US HWY 431  
Boaz, AL 35957

Patsy Gowens  
2330 US HWY 431  
Boaz, AL 35957

Alex Pope  
(No address on the letter.)

Motion made by White to oppose the rezoning from R-1 to B-2, seconded by Wallace. The motion passed on a unanimous voice vote.

#### VIII. Adjourn

The meeting adjourned at 6:36 P.M.

Motion made by Washburn, Seconded by Wallace. The motion passed on a unanimous voice vote.

Minutes prepared by City Clerk/ Treasurer Beth Stephens.