

MINUTES
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
JANUARY 24, 2019

COMMISSIONERS PRESENT

Ms. Sara Loe
Ms. Tootie Burns
Mr. Rusty Strodtman
Ms. Lee Russell
Ms. Joy Rushing
Mr. Dan Harder
Mr. Anthony Stanton
Mr. Michael MacMann

COMMISSIONERS ABSENT

Mr. Brian Toohey

I. CALL TO ORDER

MS. LOE: I'm going to call the January 24, 2019 Planning and Zoning Meeting to order.

II. INTRODUCTIONS

MS. LOE: Ms. Burns, may we have a roll call, please.

MS. BURNS: Yes. We have eight; we have a quorum.

MS. LOE: Thank you, Ms. Burns.

III. APPROVAL OF AGENDA

MS. LOE: Mr. Zenner, are there any adjustments or additions to the agenda?

MR. ZENNER: No, there aren't, ma'am.

MS. LOE: Thank you. Can I get a thumb -- can I get a motion to approve the agenda?

MS. RUSSELL: So moved.

MR. MACMANN: Second.

MS. LOE: Thank you. Second by Mr. MacMann. Thumbs up approval?

(Unanimous vote for approval.)

MS. LOE: Thank you.

IV: APPROVAL OF MINUTES

MS. LOE: Everyone should have received a copy of the January 10th meeting minutes in advance. Does anyone have any corrections?

MS. RUSSELL: Move to approve.

MR. MACMANN: Second.

MR. STANTON: Second.

MS. LOE: I'm going to give that one to Mr. MacMann again. Seeing none, I'll take a thumbs up

approval on that motion?

(Unanimous vote for approval.)

MS. LOE: Thank you.

V. PUBLIC HEARINGS

Case Number 40-2019

A request by Crockett Engineering Consultants (agent) for a major amendment to the River Region Credit Union - West Broadway PD Plan to revise the site plan layout. The 1.2-acre property is located at the southwest corner of Broadway and Fairview Road, and addressed as 11 South Fairview Road.

MS. LOE: May we have a staff report, please.

Staff report was given by Mr. Clint Smith of the Planning and Development Department. Staff recommends approval of the requested major amendment to the River Region Credit Union - West Broadway PD Plan and the associated statement of intent.

MS. LOE: Thank you. Before we move on to staff questions, I'd like to ask Commissioners, if anyone has had any ex parte prior to this meeting related to this case to please disclose that now so all Commissioners have the same information to consider on behalf of the case in front of us. Seeing none. Are there any questions for staff? Mr. Strodtman?

MR. STRODTMAN: Yes. Thank you. Can you give me real quickly any difference between the current and the proposed parking? Is there any difference in parking stalls? I notice the square footage of the building didn't change much, but --

MR. SMITH: No. I think there's still -- I don't remember the exact numbers of the parking and maybe Mr. Crockett, if he speaks, can speak to that, but I believe they were still compliant with the -- I mean, it's still minimally compliant, --

MR. STRODTMAN: Very similar.

MR. SMITH: -- but I don't know if they are adding any.

MR. STRODTMAN: And the same thing would be for landscaping. I mean, most of my questions, it's really just the building shifting is really the change?

MR. SMITH: Yeah. And with the -- with the fact that it is -- it has to be complaint with the UDC, it actually will have more landscaping because the landscaping --

MR. STRODTMAN: Coming in now, you'll --

MR. SMITH: -- will more -- it requires more.

MR. STRODTMAN: Thank you.

MS. LOE: Any additional questions? Seeing none. If there is anyone in the public who would like to come forward and speak on this matter, we would welcome that. Please give us your name and address.

PUBLIC HEARING OPENED

MR. CROCKETT: Madam Chairman, members of the Commission, Tim Crockett, Crockett Engineering, 1000 West Nifong. I had a short presentation; however, I think Mr. Clint -- or, excuse me -- Mr. Smith -- Mr. Clint -- did a pretty good job summing it up, showing the two -- the previous and the current PD plans. Same user, same desired builder to -- to construct the site. If you're familiar with River Region Credit Union and their South Providence location, they want to mimic that at this location with an angled building, a nice, you know, covered area out front that has a lot of, you know, aesthetic value to the building. And so that's kind of the reason why for the change, the previous building being rectangular in shape didn't really allow for that, and so they really want to kind of have that same kind of feel. So really, it's the same user, same and everything. To answer your question, Mr. Stodtman, yes, the parking is pretty consistent with each other. Now there may be a couple more stalls in this layout than the previous, but the green space is still relatively the same, landscaping has been increased and so on. So with that, unless you have questions, I'll be happy to answer them. I'll forego my presentation.

MS. LOE: Any questions for Mr. Crockett? I see none. Thank you, sir.

MR. CROCKETT: Thank you.

MS. LOE: Anyone else like to come forward? Seeing none, we will close public comment.

PUBLIC HEARING CLOSED

MS. LOE: Commission, discussion? Mr. Stanton?

MR. STANTON: I would like to make an amendment -- a motion.

MS. LOE: I'll take a motion over an amendment.

MR. STANTON: And then as it relates to Case 40-2019, I move to approve major amendments to the River Region Credit Union - West Broadway PD Plan and associated statement of intent.

MS. RUSHING: Second.

MS. LOE: Second by Ms. Rushing. We have a motion on the floor. Any discussion on this motion? I see none. Ms. Burns, may we have a roll call, please.

MS. BURNS: Yes.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Stodtman, Ms. Rushing, Ms. Russell, Ms. Burns, Ms. Loe, Mr. Harder, Mr. MacMann, Mr. Stanton. Motion carries 8-0.

MS. BURNS: Eight to zero, motion carries.

MS. LOE: Thank you. Recommendation for approval will be forwarded to City Council. That closes our public hearing case for the evening.

VI. PUBLIC COMMENTS

MS. LOE: Moving on to comments of the public. Seeing none.

VII. STAFF COMMENTS

MR. ZENNER: As I had announced at our last meeting, I thought we were not going to have a regularly scheduled February 7th meeting. Unfortunately, that has changed. We will have another

single item agenda for our 7:00 p.m. meeting, another subdivision action. We will have a regular work session and the February 7th work session is another exhilarating topic. We will be talking about short-term rentals and the summation of submitted comments that were received as of January 14th. They will be summarized in a spreadsheet with a staff analysis and comment provided for the Commission's consideration. It is staff's intent and hope that based upon the comments that were made, we will be able to obtain additional direction from the Commission as to how to potentially amend the December 13th version of the short-term rental ordinance. At this point, I'm not at liberty or at a point in my analysis of all of the comments to be able to give you a sense of where they are falling. There have been some thoughtful comments that have been made and then there have been comments as we would expect, not unthoughtful, but basically in an entrenched position that we have already heard. But we are going to provide that to you for your ability to be able to see what the public has spoken about up to this point prior to scheduling our public hearing on the ordinance for March 7th. So we will have a one-month gap between this work session to discuss the item and then the actual formal public hearing unless we are otherwise directed by the Commission to hold off the public hearing until later in March or beyond that date. We do have a number of other items that we are obviously trying to get to through work session with these larger topics. Unfortunately, they are occupying the majority of our tasks at this point. We will need to get back to the comprehensive plan here shortly, but I realize we've got a couple of things that we are trailing on that we need to resolve. As we discussed this evening in work session, if you, as Commissioners, would please evaluate the staff analysis of the proposed Rock Quarry Stakeholder group report in bins, one that the proposed regulatory or proposed changes recommended by the stakeholder group as they apply to Scenic Road Corridors in general, and then those that would be specifically applicable only to the Scenic Rock Quarry Overlay. If you would be able to do that before our next work session, it may be possible then that when we get to that -- and it will not be on the February 7th work session, obviously. It may be on the February 24th -- we may be able to work through the Scenic Rock Quarry Stakeholder group report at a -- at a more reasonable pace than what we're currently working at in preparing them to bring it back for a public hearing. With that, that is all we have to offer for this evening. Thank you very much.

MS. LOE: Thank you, Mr. Zenner.

VIII. COMMISSIONER COMMENTS

MS. LOE: Any comments of Commissioners? Mr. Stanton?

MR. STANTON: I would like to commend the public for not beating a dead horse on the -- on his report and utilizing the staff report to make his presentation very short. Thank you.

MR. LOE: Thank you, Mr. Stanton and Mr. Crockett. Mr. MacMann?

MR. MACMANN: Just quickly and in public, I would like to acknowledge our staff attorney, Mr. Caldera, for his being named to Columbia's 20 under 40.

MS. LOE: Yes.

MR. CALDERA: Thank you very much.

MS. LOE: Any additional comments?

IX. ADJOURNMENT

MS. RUSSELL: I move to adjourn.

MS. LOE: Thank you.

MR. STANTON: Second.

MS. LOE: Second by Mr. Stanton. We are adjourned.

(Off the record.)

(The meeting was adjourned at 7:20 p.m.)