



Patrick Zenner <patrick.zenner@como.gov>

Canton Estates

Walter Bargaen <walter.bargaen@gmail.com>
To: Patrick.Zenner@como.gov

Wed, Oct 13, 2021 at 11:21 AM

Dear Patrick Zenner

I support the 1-year waiting period. The latest plan hasn't changed in any significant manner and because the city is moving toward forming a taskforce to address future annexations in this sensitive area. Rockbridge State Park and Gans Creek are the crown jewels of Boone County. It is time we recognize that their value reaches far beyond what any housing development will generate.

Sincerely,

Walter Bargaen
First Poet Laureate of Missouri



Patrick Zenner <patrick.zenner@como.gov>

Canton Estates Waiver Request

Melanie Cheney <bigmuddygirl@gmail.com>
To: Patrick.Zenner@como.gov

Mon, Oct 11, 2021 at 10:19 AM

Dear Mr. Zenner,

I am writing to express my opposition to the waiver request submitted by Crockett Engineering on behalf of William Stricker and Summit Medical Supplies, LLC, on September 28, 2021. I do not believe that Crockett Engineering and their clients have provided adequate justification for a waiver request to reapply for like zoning for the Canton Estates project within the period of one year from their withdrawal, and the 7-1 denial of the original plan from Planning & Zoning.

As a neighbor, member of the Gans Creek Allies, and member of Friends of Rock Bridge, I do not believe they should be granted a waiver without working with the concerned stakeholders involved. To my knowledge, none of my neighbors or the conservation groups involved have been approached about this new development request. As your staff has noted in their very thorough review, the request for R-1 zoning, and 100+ houses in this sensitive area is not that substantially different from the request they withdrew due to the strong public opposition.

On October 4th, Gans Creek Allies set forth a plan to the City to provide better guidance for sensitive karst areas like the 65 acres in question that are directly adjacent to Gans Creek Wild Area, along with the already impacted Clear Creek watershed.

Please deny this waiver request, so that the proposed Rock Bridge Memorial State Park Conservation Overlay Plan can be developed, giving the new task force adequate time to provide more guidance for this area. The current request and proposal from Crockett Engineering does not serve the great public interest that has been shown for this sensitive area.

Thank you for your time and all you do in support of our Community,

Melanie Cheney

Gans Creek and Clear Creek Neighbor
Member of Gans Creek Allies
Member of Friends of Rock Bridge State Park



Patrick Zenner <patrick.zenner@como.gov>

Waiver request for the proposed Canton Estates development

Barney Combs <kentuckylonghunter@gmail.com>
To: patrick.zenner@como.gov

Sun, Oct 10, 2021 at 10:38 AM

Mr. Patrick Zenner
Development Services Manager
Community Development Department
City of Columbia, Missouri

Mr. Zenner,

I am writing to express my opposition to the waiver request for the proposed Canton Estates development, submitted by Crockett Engineering on behalf of William Stricker and Summit Medical Supplies, LLC, on September 28, 2021. I do not believe that Crockett Engineering and their clients have provided adequate justification for the waiver request, as required by Section 29-6.4(n)(1)(i)(D) of the Unified Development Code, and I do not believe that granting this request would be in the best interest of the citizens of Columbia, Missouri.

Respectfully,
Barney K. Combs
2902 Trailside Drive
Columbia, MO 65203 – Ward 4

October 11, 2021

Re: Crocket reapplication for Canton Estates – citizen response

To Patrick Zenner,

Rezoning and development of 65 acres as proposed by Crockett Eng. in a critically sensitive area adjacent to Gans Creek Wild area/RBSP will wreck havoc on the loose soil and limestone make-up of the steep slopes of this precious community prize.

For every 3-6 homes and their portion of adjacent impervious road and driveways, a community swimming pool worth of water will be unleashed into the valleys and streams and deluge Gans Creek with each 1 inch rain storm. These rain events are happening more frequently and put Gans Creek at great risk. It simply cannot recover before the next deluge.

Better to get some massive earth movers in there and at least dig out the valleys and save the rich soil rather than have it all wash away, (the erosive effects of heavy rains can already be seen while walking through the valley floor). Then we can lay concrete to handle such R-1 “developments” as Canton Estates and create a oncrete River Des Peres as in St. Louis. They saw it coming almost a hundred years ago and made the desperate decision to destroy the stream and the land to control erosion and channel storm water, they didn’t understand what we are facing a hundred years later. We do!

Columbia is blessed to have these wild designated lands and we have a responsibility to protect it.

If Crocket wants to reapply, they need to get schooled and come up with a serious plan after 12 months. The city council is not here to teach them how to do their job.

R1 is R1.

Christine Doerr
In Beautiful Missouri
573-808-4059

Sent from my iPhone



Patrick Zenner <patrick.zenner@como.gov>

Canton Estates "early" submission

Dee Dokken <deedokken@gmail.com>
To: Pat Zenner <patrick.zenner@como.gov>

Wed, Oct 13, 2021 at 11:59 AM

Attn: Pat Zenner:

I urge the City Council to follow the guidance of the Planning staff and agree that the revised Canton Estates plan has not changed enough and should wait a year.

I disagree with Tim Crockett that the Planning and Zoning commissioners were in favor of the R-1 zoning but didn't like the submitted plan. I believe many of the commissioners realized that R-1 zoning would put the area at threat now and in the future. What was needed was alternative zoning (or the requested overlay) to truly protect this area.

Sincerely,
Dee Dokken
804 Again St.



Patrick Zenner <patrick.zenner@como.gov>

Crockett Engineering Waiver Request/Canton Estates Project

Ruth Friar <ruthfriar@gmail.com>

Sun, Oct 10, 2021 at 1:32 PM

To: Patrick.Zenner@como.gov, cityclerk@como.gov

Dear Mr. Zenner and Ms. Amin,

Mr. Zenner please note, and Ms. Amin please share with Council my opposition to Crockett Engineering/Stricker/Summit Medical Supplies waiver request for the Canton Estates Project dated 9/28/21. This request is scheduled for Council's Agenda on Monday, Oct. 18, 2021. I do not have a numeric reference for the agenda item.

There are still too many issues to be addressed regarding this piece of property and its development. I support a moratorium on annexation and development in this location until the many issues relating to the project are thoughtfully and collaboratively resolved.

The engineering firm, developer and owners have not substantially modified their original plan or robustly engaged the various groups opposed to development of this acreage as proposed.

I do not believe this request serves the best interests of the City or her residents at this time. In addition, evidence to justify a request of this nature does not appear to have been provided per Section 29-6.4 (n)(i)(D) of the UDC.

Thank you.

Ruth Friar
2717 Cimarron Dr.
Ward 5



Patrick Zenner <patrick.zenner@como.gov>

Canton estates/ Crockett engineering

Robert Friedman <fried.man1956@gmail.com>

Thu, Oct 14, 2021 at 3:19 PM

To: patrick.zenner@como.gov

To: Council members

From: Robert Friedman, 2210 E. Bearfield, Columbia MO 65201

Re: Canton Estates waiver request

Dear council members, I would like to voice my opposition to the waiver request being put forward by Crockett Engineering at the next meeting. I hear that Crockett Engineering has stated that "they believe" the normal requirements to wait to resubmit after a year does not apply to their situation. I "believe" many things as well but it does not entitle me to special treatment unless I can offer actual proof to make my case. Crockett has done no such thing. The rules were written with this exact situation in mind and they were written by consensus of the governing body. Crockett wants to "believe this is not about zoning. I was at both the P&Z meeting and the Council meeting. Zoning was forefront each time. What would make Crockett "believe: as they do? The engineering company ,I suspect, is hoping to advance their project and get fully compensated. Additionally, they have increased the impervious surface on the other watershed (Clear Creek) that also ends up in Rockbridge Park and eventually joins Gans Creek. This furthers the case against standard R1 zoning. Across the road from the proposed Canton Estates the developments that are being currently built are zoned PUD and even with that level of protection , there has been significant run off into the Clear Creek. The added density for Canton Estates is only possible under R1 and P&Z has stated they thought R1 is inappropriate for this property. I support the delay in annexation and rezoning while action on the overlay currently proposed by Jan Weaver and the Gans Creek Allies is considered and , hopefully, implemented.

Sent from my iPad



Patrick Zenner <patrick.zenner@como.gov>

Development of Gans watershed and Clear Creek

Teresa Harris <teresamhar@yahoo.com>

Tue, Oct 12, 2021 at 1:49 PM

Reply-To: Teresa Harris <teresamhar@yahoo.com>

To: "Patrick.Zenner@como.gov" <Patrick.Zenner@como.gov>

I support the one year waiting period. I'm opposed to the current plan for commercial development of Gans Watershed and Clear Creek. Rob Hill current proposal is unacceptable.

[Sent from Yahoo Mail on Android](#)



Patrick Zenner <patrick.zenner@como.gov>

PLAN/ZONE - Deny Waiver Request

Megan Horstmeier <mnhorstmeier@gmail.com>
To: Patrick.Zenner@como.gov

Mon, Oct 11, 2021 at 10:39 AM

Mr. Zenner, I am writing to express my opposition to the waiver request submitted by Crockett Engineering on behalf of William Stricker and Summit Medical Supplies, LLC, on September 28, 2021. I do not believe that Crockett Engineering and their clients have provided adequate justification for the waiver request, as required by Section 29-6.4(n)(1)(i)(D) of the Unified Development Code, and I do not believe that granting this request would be in the public interest.

Thanks for your time,
Megan Horstmeier
Homeowner
Gans Creek/South Bearfield Area



Patrick Zenner <patrick.zenner@como.gov>

Canton Estates Waiver-OPPOSE

P Lattin <pjlattin@yahoo.com>

Thu, Oct 14, 2021 at 7:55 AM

To: "patrick.zenner@como.gov" <patrick.zenner@como.gov>

Mr. Zenner,

We are writing to express our opposition to the waiver request submitted by Crockett Engineering on behalf of William Stricker and Summit Medical Supplies, LLC, on September 28, 2021 for proposed rezoning of approximately 65.4 acres of land located off of Gans Road and Bearfield Road. We do not believe that Crockett Engineering and their clients have provided adequate justification for the waiver request, as required by Section 29-6.4(n)(1)(i)(D) of the Unified Development Code. Nor do we believe that granting this request would be in the public's interest.

Per Staff notes regarding the resubmitted request, quote; "Staff does not believe this request is substantially different and as such do not believe new applications may be submitted until after 02/08/2022."

Added to this important information in support of denial of this request for waiver of the 12 month wait period to refile is the fact that the proposal for a Conservation Overlay to Protect Rock Bridge Memorial State Park was presented at the Columbia City Council Meeting on October 04, 2021 which gained considerable interest and support and would directly apply to this tract under discussion. Therefore we ask for Crockett's newest proposal to be denied, not only for the above mentioned reasons, but also for more time to allow discussion concerning the Conservation Overlay request to see if it can become a reality and used as guidance for the Canton Estates proposal and future proposals around the park.

Thank you for all you have done and continue to do for our community.

Sincerely,

Alycia McGee
Penny Lattin

Gans Creek Allies



Patrick Zenner <patrick.zenner@como.gov>

Re: Canton Estates - Request for "early" reconsideration

Kevin Roberson <robersonkw@gmail.com>

Tue, Oct 12, 2021 at 8:21 AM

To: Patrick.Zenner@como.gov

12OCT2021

Pat Zenner Planning Department Manager

City of Columbia

PO Box 6015 Columbia, MO 65205

RE: Crockett's request for a waiver of the 12 month wait for resubmission of Canton Estates Proposal

Dear Mr. Zenner: I am writing in opposition to the request that Mr. Crockett of Crockett Engineering has made on behalf of his clients, William Stricker and Summit Medical Supplies, LLC that the City Council consider granting relief to Section 29-6.4(n)(1)(D) of the Unified Development Code with regards to the proposed rezoning of approximately 65.4 acres of land located off of Gans Road and Bearfield Road. The subject tract of land is also known as the Canton Estates development. The zoning and preliminary plat of this tract has been previously heard before the P&Z Commission. At that meeting the Commission recommended denial of the proposed zoning to R-1 along with the accompanying preliminary plat. Per the above section of the code, the applicant needs to obtain Council approval should they desire to reapply for like zoning within a period of one year of denial from the Planning and Zoning Commission. Crockett's client desires to reapply for similar zoning on the subject tract.

Even though, in Crockett's 28SEP2021 Letter to Mr. Zenner, he states his belief that the Planning and Zoning Commission may have voted against the proposed development because of its configuration, not because of its Zoning (A-1), the transcripts from that Planning and Zoning meeting on 08APR2021 pertaining to this development tell a different story.

MS. Russell: "..., but I don't think R-1 is the right thing,"

Mr. Mackmann: "Is that (R-1 zoning) good enough for this property? For me it is not."

MS. Carroll: "...I just don't think that R-1 is appropriate for this area."

Mr. Stanton: "If you are going to use PD anywhere, it would be here."

MS. Geuea Jones: "Should be PD."

MS. Loe: "cannot support blanket zoning (R-1)."

Since Mr. Crockett states (28SEP2021 Letter to Mr. Zenner) that he must have R-1 zoning to move forward, I see this as a dead end for this development.

To add to these already insurmountable obstacles to this development moving forward, there is the City Staff Markup Summary for Crockett's 30AUG2021 Concept Review Request for this development (Canton Estates) in which they state:

"Staff does not believe this request is substantially different and as such do not believe new applications may be submitted until after 2/8/22" I agree with this.

"Without substantial and meaningful engagement with interested parties, it is likely that the same response will come about for subsequent submittals." To my knowledge and all the Gans Creek Allies members, there was no substantial or meaningful engagement with interested parties prior to this Concept Review Request or the Request for Waiver letter made by Crockett to support this development.

"The public has made claims that RBSP and Gans Creek are sensitive areas to be protected per the following: (b) Avoidance of sensitive areas.Do you agree or disagree that this is sensitive areas or what evidence refutes the claims of the public? Has additional study been undertaken in the past few months that this case has been withdrawn?" We strongly ascertain that this area fits the city's definition of sensitive area completely and that we have not been made aware of any study that has been undertaken to challenge this irrefutable definition.

10/12/21, 10:21 AM

City of Columbia, MO Mail - Re: Canton Estates - Request for "early" reconsideration

Added to this important information in support of denial of this request for a waiver of the 12-month wait period to refile is the fact that the Proposal for a Conservation Overlay to Protect Rock Bridge Memorial State Park was presented to the 04OCT2021 Columbia City Council Meeting, received considerable support and would directly apply to this tract under discussion. I would hope and expect that we will be a long way into making this Conservation Overlay a reality before we need to deal with this proposal again and will be able to use guidance that derives from this task force to allow for clarity in these areas and for these questions.

Thank you for your time and all you do in support of our Community,

Yours in Conservation,

Kevin Roberson

President of the Board, Friends of Rock Bridge Memorial State Park

Member of Gans Creek Alliance



Patrick Zenner <patrick.zenner@como.gov>

Opposition to Canton Estates Waiver Request

robin.m.rotman@gmail.com <robin.m.rotman@gmail.com>
To: patrick.zenner@como.gov, Sheela Amin <Sheela.Amin@como.gov>

Sun, Oct 10, 2021 at 9:34 AM

Ms. Amin and Mr. Zenner,

I am writing to express my opposition to the waiver request submitted by Crockett Engineering on behalf of William Stricker and Summit Medical Supplies, LLC, on September 28, 2021. As I will explain in my scheduled public comment at the October 18, 2021, City Council meeting, I do not believe that Crockett Engineering and their clients have provided adequate justification for the waiver request, as required by Section 29-6.4(n)(1)(i)(D) of the Unified Development Code, and I do not believe that granting this request would be in the public interest.

Sincerely,

Robin Rotman

City of Columbia Resident (6th Ward)