

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO

JUNE 7, 2018

Case No. 18-105

A request by Brush & Associates (agent) on behalf of James Harris (owner) seeking annexation and assignment of A (Agriculture) district zoning upon annexation for a ten-acre property located south of St. Charles Road and approximately 700 feet east of Dorado Drive. The owner is seeking annexation of the property in order to connect to City sewer services, and intends to combine this parcel with the adjacent lot to the north to create one single-family farm/home lot.

MR. STRODTMAN: May we have a staff report, please?

Staff report was given by Mr. Rusty Palmer of the Planning and Development Department. Staff recommends approval of A zoning as permanent City zoning upon annexation.

MR. STRODTMAN: Thank you, Mr. Palmer. Commissioners, are there any questions for staff? I see none. We'll go ahead and -- do you have a question, Mr. MacMann?

MR. MACMANN: A procedural question for Mr. Zenner and for our staff attorney. The motion to approve or deny this would just be for the permanent zoning?

MR. ZENNER: That is correct. Annexation is a policy matter of City Council.

MR. STRODTMAN: Any additional questions? I see none. We'll go ahead and open the floor to anyone who would like to come forward this evening. We would just ask for your name and address, please.

PUBLIC HEARING OPENED

MR. BRUSH: My name is Dan Brush; I'm with Brush & Associates, 506 Nichols Street. I'm here. The Harrises, the owners, are here also. We would be happy to answer any questions. The reason we're requesting the A zoning is if you've driven by there and noticed the topography of the area, there really is no way to access this thing to substantiate a R-S zoning on ten acres out there. The best you're ever going to do is really one house, unless some sort of a street is ever projected to come in from the south. That's the only way you're going to get access. We're combining the two lots mainly to go ahead and have access to the road and to access to the utilities, and we can get into that, too, later. Otherwise, we'd be happy to answer any questions on the A zoning or anything else.

MR. STRODTMAN: Thank you, Mr. Brush. Any questions? Mr. MacMann?

MR. MACMANN: Just on your utilities. They come in from where, Mr. Brush?

MR. BRUSH: They come in from St. Charles. The sewer runs up along on that --

MR. MACMANN: -- (inaudible).

MR. BRUSH: Yeah. They come in along that ditch up there, and so does the water. It's adjacent to St. Charles.

MR. MACMANN: I thought I had seen it there. I'm by there all the time. It's -- yeah.

MR. BRUSH: Yeah. And electric is all over the place out there, so I'm not really sure who is going serve it as far as electricity goes.

MR. STRODTMAN: Any additional questions of Mr. Brush? I see none. Thank you, sir.

MR. BRUSH: Thank you.

MR. STRODTMAN: Anyone else like to come forward this evening? I see none. We'll go ahead and close the case.

PUBLIC HEARING CLOSED

MR. STRODTMAN: Commissioners, questions, discussion? Any additional information needed from staff? Mr. MacMann?

MR. MACMANN: I have a motion if there are no questions.

MR. STRODTMAN: I think we'll take that motion.

MR. MACMANN: All right. In the matter of Case 18-105, Harris permanent zoning, I move that that zoning be accepted.

MR. TOOHEY: I'll second.

MR. STRODTMAN: Thank you -- Mr. -- thank you, Mr. Stanton. Mr. Stanton has made a motion to approve Case 18- --

MS. LOE: Mr. MacMann.

MR. STRODTMAN: I'm sorry. I'm so used to Mr. Stanton. He made the last one. I wrote down the last one. I'm sorry. I'm totally --

MR. MACMANN: Mr. Chairman, I have another pair.

MR. STRODTMAN: I have mine here, unfortunately. It's not that. A motion has been made on Case 18-105 by Mr. MacMann to approve this case. It has received its proper second from Mr. Toohey. Is there any additional discussion needed on this motion? And, if not, Ms. Loe, if you're ready for a roll call, please.

MS. LOE: Yes, Mr. Chairman. Case 18-105.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. MacMann, Mr. Stanton, Mr. Strodtman, Mr. Toohey, Ms. Loe, Mr. Harder. Motion carries 6-0.

MS. LOE: Six affirmative, no denials. Motion carries.