

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
OCTOBER 5, 2017

MR. STRODTMAN: Moving on to the next case. At this time, I would like to ask any Commissioner who has had any ex parte communications prior to this meeting related to Case 17-228, please disclose that now so all Commissioners have the same information to consider on behalf of this case in front of us. I see no one, so thank you.

Case No. 17-228

A request by A Civil Group (agent), on behalf of Cherry Hill Dental Associates (owners), for approval of a PD development plan to be known as "Gadbois Professional Offices". The 1.36-acre property is located at the northwest corner of Nifong Boulevard and Santiago Drive.

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

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of the revised "Gadbois Professional Offices PD Plan" containing sign code compliant signage parameters.

MR. STRODTMAN: Thank you, Mr. Zenner. Commissioners, questions? Ms. Russell?

MS. RUSSELL: Is there any intention to light these signs?

MR. ZENNER: I will let the applicant's engineer or the -- I don't know if the applicant is here tonight to refer to that. It's my understanding they may be internally lit, so they -- it would make for a very interesting nontraditional type of sign as an obelisk if that is actually -- they are internally lit. But I'll let Mr. -- either Mr. Gebhardt or Mr. Darr answer those questions since they are the project managers for the project.

MS. RUSSELL: Okay.

MR. STRODTMAN: Mr. MacMann?

MR. MACMANN: A quick question. Moving forward, I've got -- well, I've got no problems with this wall signage, and their wall signage as is relieved, you know, brought out and there's no rectangle around it. You -- you basically squashed the rectangle. Right?

MR. ZENNER: Yes. Well, yeah. Exactly.

MR. MACMANN: Okay. If -- in the future, if this situation were to occur similarly and we didn't squish the rectangle or it wasn't relieved out, it wasn't pushed direct from the building the way MU Ellis Fischel's is on the hospital, the old -- the old hospital -- are you with me? It does the same thing. It sticks out from the building. How does this change things going forward or does it?

MR. ZENNER: I don't think it does. I would tell you that the way that the Code is written, the way that the sign code is written, it's a little bit archaic in how it identifies what our building and code enforcement staff is required to do to calculate. You have to -- when you look at signage, you have to look at what the intent was. We didn't want a gargantuan sign. Typically, in codes that I have worked with, the calculation -- the method of calculation in how you draw the box around the text that's part of that, what is being proposed by the applicant is consistent with what I have seen previously. You draw a rectangle around the actual enlarged or small graphics. You don't do it based on an arbitrary box that goes around that fits all in it. What I would tell you is a recommended revision to the sign code may be appropriate when we go through our first round of revisions with the UDC in order to get to something that's a more contemporary application for sign measurement -- for sign area measurement.

MR. MACMANN: That's kind of where I was going. Thank you. Just so we can --

MR. ZENNER: And I think that's a very valid -- it's very valid --

MR. MACMANN: -- archive that and -- in our -- label it, flag it so we can note it going forward.

MR. ZENNER: We will.

MR. MACMANN: Thank you, Mr. Chairman.

MR. STRODTMAN: Any additional questions, Commissioners? I have question, Mr. Zenner. Are the pylon signs, are they four-sided? Is that -- would that be -- signage would be on four sides?

MR. ZENNER: Signage will be on two sides, and that's what stated within the sign note that's on the plan. So, again, you'll have signage on both south facing faces of those pylons that are in front of the building --

MR. STRODTMAN: Uh-huh.

MR. ZENNER: -- and then you would have signage only on the east and the west faces of the pylon. The internal -- the north-facing face and then the internal face would not have signage on it.

MR. STRODTMAN: Okay. Okay. I just saw the square and I was looking at the pictures in the back, you know. It was kind of -- I was just -- it's hard to read some of them. I also would assume that in the 3D views that are in the back of the -- of this packet, that the dumpster was just an oversight and was not included, but it is included on the plans; is that --

MR. ZENNER: That is -- that is likely the case.

MR. STRODTMAN: I was just making sure.

MR. ZENNER: And it would be required per Code to be enclosed, as well.

MR. STRODTMAN: Correct. I was just making sure. I saw it in the plan, but then I didn't see it in the pictures. I just wanted to make sure it was probably just an oversight, and the building was the focus and not the -- the dumpster. Commissioners, any additional questions before I open it to the public? I see none.

PUBLIC HEARING OPENED

MR. STRODTMAN: This is a public hearing. If there is anyone in the audience that would like to come forward, please do so.

MR. GEBHARDT: Good evening. My name is Jay Gebhardt; I'm a civil engineer with A Civil Group here in Columbia. And, first, I just want to thank the staff for their assistance in working with us to work through this project. I also want to thank the Gadbois for being my client because this is a nice project and they're trying to do a very nice building. And to answer your question, Ms. Russell, the signs are what I would consider backlit, similar -- they like what's going on with the Boone Hospital site, and that -- and so it would be that kind of feel and that kind of look. I'm really here to answer any questions, but I think Pat has done a very good job of explaining how we got here and what we're trying to accomplish. But if you guys have questions, I would be glad to answer them.

MR. STRODTMAN: Thank you, Mr. Gebhardt. Commissioners, are there any questions for this speaker? I see none. Thank you, sir.

MR. GEBHARDT: Thank you.

MR. STRODTMAN: Any additional speakers like to come forward at this time? I see no one.

PUBLIC HEARING CLOSED

MR. STRODTMAN: Commissioners, discussion, questions? Mr. MacMann?

MR. MACMANN: Unless my fellow Commissioners have something to say, in the matter of Case 17-228, Gadbois Professional Offices PD Plan, I move to approve as stated.

MR. STRODTMAN: Thank you, Mr. MacMann, for that motion. Do we have a second?

MS. LOE: Second.

MR. STRODTMAN: Ms. Loe, thank you for the second to the motion. Commissioners, we have a motion on the table for approval by Mr. MacMann and seconded by Ms. Loe. Do we need any additional discussion? I see none. Ms. Vice-Chair, when you're ready for a roll call, please.

MS. LOE: Yes, Mr. Chair.

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

MS. LOE: Eight approval, zero denial. We have approval of the motion.

MR. STRODTMAN: Thank you, Ms. Vice-Chair. Our recommendation for approval of the revised Gadbois Professional Offices PD Plan containing the sign code compliant sign parameters will be forwarded to City Council for their consideration.