

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
August 10, 2017

Case No. 17-178

A request by Brush and Associates (agent), on behalf of Christina and Jerold Wilson (owners), for approval of a two-lot minor subdivision to be known as "Northern Heights Plat 2-A", and design modifications related to sidewalk installation and right-of-way dedication requirements for residential streets. The 0.55 acres subject property is located at 2906 and 2908 Flora Drive.

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 "Northern Heights Plat 2-A" and the requested design modifications.

MR. STRODTMAN: Thank you, Mr. Palmer. Commissioners, at this time, I would like to ask if there has been any ex parte communications prior to this time from any Commissioner, that you would disclose it at this time regarding this case. I see none. Is there any questions for staff related to Case 17-178? Mr. MacMann?

MR. MACMANN: Just a quickie. Mr. Palmer, the subdivision plat 2-A, the final plat, shows a private common collector coming through there and it goes through the yard of the southern house. Is there any difficulty with a sewer for the northern house -- the northeastern house? I'm assuming that's also on a private sewer?

MR. PALMER: I know there's the offsite easement that's down here that was --

MR. ZENNER: That was required by -- if I -- our sanitary utility department reviewed it, given the fact that private common collectors cannot cross over property lines, and I imagine, Mr. MacMann, that may be why you're asking the question.

MR. MACMANN: That is why I was asking the question. I wasn't aware.

MR. ZENNER: And I believe -- and I believe that that is why our utility requested that the separate easement, by separate document that's in the southerly portion of this property was platted to allow for the connection to an existing public main that would, at some point, afford the connection if it is not already --

MR. MACMANN: So when we do the PPC in there, they have an option?

MR. ZENNER: Yes. That would be in --

MR. MACMANN: That's -- that's what I wanted to know. Thank you very much.

MR. STRODTMAN: Commissioners, any additional questions of staff? As is in past practices, it's not a public hearing, but we would open it to anyone that's in the room that would like to come forward and give us any information that's relevant to this case. Please just give us your name and address.

MR. SCHWEIKERT: Kevin Schweikert with Brush and Associates here representing the Wilsons. I think the staff's report pretty well described the whole thing for me, but happy to answer any questions you might have of me.

MR. STRODTMAN: Thank you, sir. Commissioners, is there any questions of this speaker? I see none. Thank you, Mr. Schweikert. Anyone else like to speak on this case? I see none. Commissioners, any discussion, questions? Mr. Stanton?

MR. STANTON: Case 17-178, Northern Heights Plat 2-A, final plat design modifications, I move to approve.

MS. RUSHING: Second.

MR. STRODTMAN: Thank you, Mr. Stanton. Thank you, Ms. Rushing. Commissioners, we have a motion that has been seconded, a motion made by Mr. Stanton for approval of Case 17-178, and a second by Ms. Rushing. Is there any discussion needed further on this motion? I see none. Ms. Burns, when you're ready for a roll call, please.

MS. BURNS: Yes.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. MacMann, Mr. Stanton, Mr. Strodtman, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns. Ms. Loe, Mr. Harder. Motion carries 9-0.

MS. BURNS: Nine to zero, motion carries.

MR. STRODTMAN: Thank you, Ms. Burns. Our recommendation of approval will be forwarded to City Council for their consideration.