

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**JANUARY 21, 2021**

**Case Number 49-2021**

**A request by the City of Columbia to amend Chapter 29, Sections 29-1.11 [Definitions]; 29-2.2 [Base Zoning Districts]; 29-3.2 [Permitted Use Table]; 29-4.1 [Dimensional Summary Table]; 29-4.3 [Parking and Loading]; 29-4.4 [Landscaping, Screening and Tree Preservation]; 29-4.7 [Neighborhood Protection Standards]; 29-5.1 [Subdivision Standards]; 29-5.2 [Subdivision of Land Procedures]; 29-6.1 [Reviewers and Decision-Making Bodies]; 29-6.4 [Specific Regulatory Procedures]; Appendix A, Section A.1 [Design Standards for Streets, Sidewalks and Bikeways]; and Appendix A.7 [Terminal Streets].**

MS. LOE: Did we leave anything out, Mr. Smith?

MR. SMITH: I don't think so. I think that might hit everything.

MS. LOE: We'll take your report, please.

Staff report was given by Mr. Clint Smith of the Planning and Development Department. Staff recommends approval of the recommended text amendments to the UDC.

MS. LOE: Thank you, Mr. Smith. Very comprehensive presentation. You -- just clarification. Are we making a motion on these all together or each one?

MR. ZENNER: I guess what I would -- the preference would be individual motions in case at Council there is a desire to pull amendments out. That is one reason why the amendment sheets were prepared the way they have been. If the Commission is so inclined, however, given the hour, and there is no discussion related to the amendments A.1 through A.17, we can entertain a motion on the whole to make your evening shorter for you.

MS. LOE: Let's find out if there's any discussion. Any discussion on the motions? Mr. Stanton?

MR. STANTON: I would like to entertain a motion.

MS. LOE: Let's find out if there's any other discussion. Mr. Toohey?

MR. TOOHEY: Mr. Zenner, just a technical question on this. What would be any different than, you know, if we pass all this as one motion, any different than when we passed UDO as one motion, and the City Council is able to go in and make adjustments based upon that as they saw fit?

MR. ZENNER: Well, there is none. The amendment sheet format that was used here this evening is the exact same amendment sheet format that was used for the UDC, so we were trying to cut to the chase. If Council wants to entertain them individually or pull them, they could pull them by individual ordinance. I do not know how the law department will proceed to produce the legislation for

this. They may prepare it as 17 separate ordinances or they may prepare it as one with 17 sections, and a section could be pulled out, which is the same as what you have here before you this evening as an amendment. So I don't think a half a dozen, one or the other, it matters. Typically, when we take votes, if there is discussion on any specific matter, for the purposes of the minutes collection, it is much easier for us to be able to have the minutes specifically referencing an amendment to a proposed amendment that staff has presented to you this evening individually instead of in the much broader context. So, again, if there is no desire to discuss any particular amendment specifically, one motion to approve all 17 at this point is fine. Alternatively, if you have one amendment that you want to have discussion on, pull that out of the 17, make a motion to approve the others, and then discuss the one motion that you wanted to discuss in greater detail.

MR. TOOHEY: Just as a follow up, I have no problem if we go ahead and do these as one motion.

MS. LOE: And just for my clarification, even if we vote on it as a whole --

MR. ZENNER: Council can pull it --

MS. LOE: -- 17, Council can do it -- organize it any way they want to. Right?

MR. ZENNER: They could pull it apart. That's correct.

MS. LOE: All right. Ms. Burns?

MS. BURNS: I am in agreement with that, and as a courtesy to the City Clerk, I think we should do it as one motion.

MS. LOE: Well, I'm not seeing anyone identifying any comments on any specific item.

Ms. Geuea Jones?

MS. GEUEA JONES: I'm going to go along with this, but I still think we should allow people to have painted signs because we allow people to have painted signs.

MS. LOE: Actually, on the signs, I've been wondering about the ones carved in stone, like Hetzler and -- yeah.

MS. GEUEA JONES: Central Dairy.

MS. LOE: I mean, beyond paint.

MS. GEUEA JONES: Boone Tavern.

MS. LOE: Yes. We're not saying those can't be done. Anyway, we won't go there.

MR. ZENNER: So duly captured in the minutes, and we will investigate that at a later date.

MS. CARROLL: That's -- that's the only one that I -- I could think of that we might pull out separately, but that's -- I don't care. One motion is fine with me.

MS. LOE: One good example I thought of was at MFA out on Paris Road. That is a landmark painted sign. I would miss that if we had to paint it out.

MS. RUSSELL: He's got it.

MS. CARROLL: I would just like to say that they only give me three blanks for motions on this item, so --

MS. LOE: How shall we do this. Mr. Stanton?

MR. STANTON: Unless there's any more discussion, I would like to entertain a motion, and that motion would be as it relates to Case 49-2021, UDC zoning text amendments, I move to approve the UDC text amendments as presented by staff in its entirety.

MS. RUSSELL: Second that.

MS. LOE: Second by Ms. Russell. We have a motion on the floor. Any discussion on that motion? Seeing none. Ms. Carroll, may we have roll call, please.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Toohey, Ms. Burns, Ms. Carroll, Ms. Loe, Mr. Stanton, Ms. Geuea Jones, Ms. Rushing, Ms. Russell. Motion carries 8-0.**

MS. CARROLL: We have nine votes to approve. The motion carries.

MS. LOE: Eight, I believe.

MS. CARROLL: Eight votes to approve, one is absent.

MS. GEUEA JONES: But it still carries. It still carries.

MS. LOE: Recommendation for approval will be forwarded to City Council. That concludes our cases for the evening.