



# City of Columbia, Missouri

## Meeting Minutes

### Planning and Zoning Commission

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Wednesday, November 2, 2016  
5:00 PM

Special Work Session

Conference Room 1-B  
Columbia City Hall  
701 E. Broadway

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#### I. CALL TO ORDER

**Present:** 8 - Tootie Burns, Dan Harder, Sara Loe, Joy Rushing, Lee Russell, Rusty Strodman, Brian Toohey and Michael MacMann

**Absent:** 1 - Anthony Stanton

#### II. APPROVAL OF AGENDA

Agenda approved without modification

#### III. APPROVAL OF MINUTES

Minutes from the October 6, 20, and 27 work session meetings to be approved at a subsequent meeting.

#### IV. OLD BUSINESS

##### A. UDC Public Hearing Procedure and Presentation Outline

Mr. Zenner distributed copies of a letter received from John Clark that proposed an alternative recommendation he desired the Commission to consider related to downtown parking requirements. Mr. Zenner explained that what Mr. Clark was seeking to have the Commission consider was not supported by the majority of the Parking Task Force. Mr. Zenner also redistributed the Parking Task Force's revised recommendation that was presented at the October 27 work session and explained by Ms. Christian. Mr. Zenner noted that both the DLC and the Parking Task Force majority supported the continued inclusion of the 0.25 spaces/bedroom requirement in the UDC.

Commissioner Toohey asked for clarification regarding Clarion's position on the requirement for parking within the downtown. Mr. Zenner responded that Clarion's belief was that the market would provide what was necessary; however, carried forward the 0.25 space requirement at staff's request and since it had just been adopted as part of the interim C-2 regulations. There was limited additional discussion on this topic, but no formal actions were taken regarding Mr. Clark's or the Task Force's recommendation.

Mr. Zenner went on to summarize what he hoped the Commission would accomplish during the public hearing. He explained that the two outstanding sections of Segment 4 would be presented and then public input on those sections would be received. Following that input it was expected that the Commission would make amendments to the full content of Segment 4. There would be no additional Segments presented tonight.

Mr. Zenner explained that on November 10 the Commission would consider making its final amendments to Segment 3 which focused solely on M-DT. He noted that given the depth of the input received on October 27 it may be necessary to have additional meetings with staff to answer specific questions or a process would need to be agreed upon to share potential amendments prior to the next public hearing. He noted that if Commissioner's were inclined to share potential amendments those amendments should be written out and e-mail to him for subsequent distribution to the rest of the Commission. Following such a protocol would ensure no violation of the Sunshine Laws would occur.

Mr. Zenner further stated that the November 10 meeting included regular business items that were advertised for a 7 pm Public Hearing. He informed the Commission that the meeting could begin at 6 pm to allow an initial discussion of M-DT changes if desired. Chairman Strodman asked if the Commission would finish the M-DT discussion before dealing with regular business items. Mr. Zenner suggested that M-DT discussion would be suspended at 7 pm and the regular business items would be completed after which the Commission would continue its M-DT discussion. While not ideal, it would ensure that the advertised public hearing time would be honored. Mr. Zenner further noted that there would be no additional UDC segments presented on November 10.

There was general Commission discussion on the November 10 meeting format. There was also discussion on how the UDC hearing process would move forward following the upcoming meeting. Mr. Zenner noted that there were two additional segments to be presented and he did not see significantly controversial material within them. Given this belief he recommended that the Commission hold an additional special public hearing on November 17 to cover these segments. There was general Commission discussion and agreement that this would be appropriate to complete the public presentation of the UDC and to permit public comment and Commission amendments before the Thanksgiving holiday.

Mr. Zenner noted that at the December 8 regular Commission meeting the public would have its final "input" session on the UDC which could touch on any of the 6 UDC presentation segments and the Commission would make its final amendments to the UDC based on those comments as well as other changes they deemed necessary. In preparation for this meeting, staff would create an errata sheet with all the UDC amendments made during the prior public hearings. Such action would permit the public to see what the Commission was recommending be amended/corrected and potentially help frame any final public comments. Following the December 8 meeting, the Commission would hold a final public hearing on January 5, 2017 and make its final recommendation on the UDC.

There was general Commission discussion. Concerns were expressed that the schedule was trying to complete the UDC process too quickly and that there was insufficient time to review the public comments already submitted while also having to prepare for the upcoming meetings. While concerns existed, the Commissioner's agreed that the schedule presented by Mr. Zenner did permit opportunities for potential supplemental work sessions before the final vote. Additional limited discussion occurred.

The Commission, prior to adjournment, agreed that the next meeting to complete the segments would be on November 17 at 6 pm. Final public comment would be on December 8 and a final vote on the UDC would occur on January 5.

**V. NEXT MEETING DATE - November 10, 2016 @ 5:00 pm (tentative)**

**VI. ADJOURNMENT**

Meeting adjourned at 5:55 pm

Members of the public may attend any open meeting. For requests for accommodations related to disability, please call 573-874-7214. In order to assist staff in making the appropriate arrangements for your accommodation, please make your request as far in advance of the posted meeting date as possible.