

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
March 20, 2025

Case Number 74-2025

A request by Allstate Consultants (agent), on behalf of Bethel Baptist Church, Inc. Rt. 3, Columbia, MO 65201 (owner) seeking approval of R-2 (Two-family Dwelling) district zoning as permanent City zoning pursuant to annexation. The subject 7.85-acre property is presently zoned Boone County R-S (Single-family Residential) and is addressed as 201 Old Plank Road. (This request was tabled at the February 20, 2025 Planning Commissioner meeting to modify the requested permanent zoning from R-1 to R-2).

MS. GEUEA JONES: We are only hearing the zoning tonight, not the annexation. May we please have a staff report?

Staff report was given by Rusty Palmer of the Planning and Development Department. Staff recommends approval of the R-2 permanent zoning requested, subject to annexation of the property into the City's corporate limits.

MS. GEUEA JONES: Thank you. Before we go to questions for staff, if any of my fellow Commissioners have had contact with parties to this case outside of a public hearing, please disclose so now. Seeing none. Any questions for staff? Seeing none. We will open the floor to public hearing.

PUBLIC HEARING OPENED

MS. GEUEA JONES: If any members of the public have come to speak on this case, please come forward now. State your name and address for the record. We give six minutes to the applicant and people speaking on behalf of groups, and three minutes to everyone else. And thank you very much for coming.

MR. SHY: Good evening. My name is Ron Shy; I work with Allstate Consultants, and I'm representing the church. They have this surplus property, and they would like to sell it. And the church is obviously staying in place, and as Mr. Palmer said, it's -- it's got a few issues, but we -- I think we have solved everything to make this work. If there are any questions, I would be glad to try to answer these.

MS. GEUEA JONES: Thank you. Are there any questions for this speaker? Seeing none. Thank you very much. Anyone else here to speak on this case tonight, please come forward. Seeing none. We will close public hearing.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Commissioner comments. Any comments on this case? Seeing none. Commissioner Loe?

MS. LOE: If there's no Commissioner discussion on this case, I'm happy to make a motion.
Case 74-2025, 201 East Old Plank Road, permanent zoning, move to approve the requested R-2 zoning subject to annexation of the project -- or property.

MS. GEUEA JONES: Is there a second?

MR. STANTON: Second.

MS. GEUEA JONES: Thank you. We're being too kind to each other, guys. Thank you. That's a motion by Commissioner Loe, a second by Commissioner Stanton. Is there any discussion on the motion? I would like to add for the public's edification, this is just about the zoning, The Planning and Zoning Commission does not make decisions related to annexation. Any further discussion on the motion? Seeing none. Commissioner Stanton, when you're ready.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Brodsky, Ms. Ortiz, Ms. Placier, Mr. Stanton, Ms. Geuea Jones, Ms. Loe, Ms. Wilson, Mr. Walters. Motion carries 8-0.

MR. STANTON: Eight yes, Madam Chair.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council.
Moving on to our next case for the evening.