

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
July 10, 2025

Case Number 228-2025

A request by Engineering Surveys and Services (agent), on behalf of the owners of 11 parcels located on Commerce Court, for approval to rezone 11.88 acres of property from M-C (Mixed-Use Corridor) and P-D (Planned Development) districts to the I-G (General Industrial) district. The proposed rezoning includes the properties addressed from 1606 to 1801 Commerce Court. The subject acreage is currently zoned M-C, with the exception of one P-D zoned parcel located at 1714 Commerce Court.

MS. GEUEA JONES: May we please have a staff report?

Staff report was given by Mr. Rusty Palmer of the planning and Development Department. Staff recommends approval of the request to rezone 11 parcels located on Commerce Court from M-C to I-G.

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. Are there any questions for staff? Seeing none. We will open the floor to public comment.

PUBLIC HEARING OPENED

MS. GEUEA JONES: If you are a member of the public who wishes to comment on this case, please come forward. Just as a repeated reminder, name and address for the record, six minutes for the applicant and groups and three minutes for individuals. They'll change it for you in the back.

MR. FUEMMELER: Okay.

MS. GEUEA JONES: Yeah.

MR. FUEMMELER: Chad Fuemmeler, 1113 Fay Street. I'm with Engineering Surveys and Services. In the interest of time --

MS. GEUEA JONES: Thank you.

MR. FUEMMELER: So we are --

MS. GEUEA JONES: We can use our imagination.

MR. FUEMMELER: Yeah. Yeah. We can. Well, a couple of things I just wanted to say is that we obviously agree with the staff's report, and they have done a really good job and really dove in depth of what we were looking for. So anything I might be presenting would probably be regurgitation, but one thing I would like to note is we're just -- you know, the rationale here is to support the long-standing local businesses. The uses are not -- we're not trying to change uses. We're just trying to get, you know,

facilitate -- facilitate reasonable and compatible growth, and then reduce the regulatory complexity, and that's the -- that's the main thing. One thing I want to highlight, just some historical context, though. So this is the original subdivision plat from 1981. And what's really interesting about that is that it's named the Industrial Park of Columbia, and the rest of the slide is, again, just reiterating that there's a long-standing industrial and contractor uses onsite. And then the most existing uses predate the UDC and rezoning legitimizes them without requiring CUPs. So do you guys have any questions for me that I can clarify?

MS. GEUEA JONES: Are there any questions for this speaker? Seeing none. We appear to agree with you about the straightforwardness. Thank you very much for being here tonight.

MR. FUEMMELER: Thank you all.

MS. GEUEA JONES: Anyone else to speak on this case, please come forward. Seeing none. We will close public comment.

PUBLIC HEARING CLOSED

MS. GEUEA JONES: Commissioner comments. Any Commissioner comments on this case? Commissioner Stanton?

MR. STANTON: I'd like to entertain a motion, Madam Chair.

MS. GEUEA JONES: Please do.

MR. STANTON: May staff help me move expeditiously through this process, please, by getting back to the staff's recommendation page, if possible? If not, I'll go off my -- I'll free style off the laptop here. As it relates to Case 228-2025 -- am I on the right one? Okay. Commerce Court rezoning, I move to approve the request to rezone 11 parcels located on Commercial -- on Commerce Court from M-C to I-G.

MS. ORTIZ: Second.

MS. GEUEA JONES: Motion was made by Commissioner Stanton, and seconded by Commissioner Ortiz. Is there any discussion on the motion? Seeing none. Commissioner Brodsky, may we have a roll call?

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Darr, Ms. Ortiz, Mr. Stanton, Ms. Geuea Jones, Mr. Brodsky, Ms. Wilson, Mr. Walters, Ms. Stockton, Dr. Gray.

MR. BRODSKY: The motion carries unanimously.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council.