

MINUTES
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
AUGUST 5, 2021

COMMISSIONERS PRESENT

Ms. Sara Loe
Ms. Valerie Carroll
Mr. Michael MacMann
Mr. Anthony Stanton
Ms. Peggy Placier
Ms. Joy Rushing
MS. Sharon Geuea Jones
MS. Robbin Kimbell

COMMISSIONERS ABSENT

Ms. Tootie Burns

STAFF PRESENT

Ms. Rachel Smith
Mr. Clint Smith
Mr. Tim Teddy

I. CALL TO ORDER

MS. LOE: I would like to call the August 5th, 2021, Planning and Zoning Commission meeting to order.

II. INTRODUCTIONS

MS. LOE: Commissioner Carroll, may we have roll call, please.

MS. CARROLL: Commissioner Rushing?

MS. RUSHING: Here.

MS. CARROLL: Commissioner MacMann?

MR. MACMANN: Present.

MS. CARROLL: Commissioner Geuea Jones?

MS. GEUEA JONES: Here.

MS. CARROLL: Commissioner Placier?

MS. PLACIER: Here.

MS. CARROLL: Commissioner Kimbell?

MS. KIMBELL: Here.

MS. CARROLL: I'm here. Commissioner Loe?

MS. LOE: Here.

MS. CARROLL: Commissioner Stanton?

MR. STANTON: Here.

MS. CARROLL: Commissioner Burns.

(Commissioner Burns was absent.)

MS. CARROLL: We have eight; we have a quorum.

MS. LOE: Thank you.

III. APPROVAL OF AGENDA

MS. LOE: Planner Smith, are there any adjustments or additions to the agenda?

MR. SMITH: There is not.

MS. LOE: Thank you. Can I get --

MS. GEUEA: Move.

MS. LOE: Thank you, Ms. Geuea Jones.

MR. MACMANN: Second.

MS. LOE: Second by Mr. MacMann. I'll take a thumbs up approval on the agenda.

(Unanimous vote for approval.)

MS. LOE: It looks unanimous. Thank you.

IV. APPROVAL OF MINUTES

MS. LOE: Everyone should have received a copy of the July 22nd, 2021 regular meeting minutes. Were there any additions or edits to those minutes?

MR. MACMANN: Move to approve.

MS. GEUEA JONES: Second.

MS. LOE: Moved by Mr. MacMann; seconded by Commissioner Geuea Jones. I'll take a thumbs up approval on the minutes.

MR. STANTON: Abstain.

MS. LOE: One abstention, seven approval.

V. TABLING REQUESTS

MS. LOE: That brings us to our first item of the evening, which is a tabling request.

Case Number 214-2021

A request by Blew & Associates, PA (agent) on behalf of D.L. Rogers Corporation (owner) for a major revision to the Hyde Park Planned Commercial Subdivision Block 1 Lot 101 C-P Plan (Planned Development). The new PD Plan includes a revised site layout and will require a new statement of intent. The 1.37-acre site is zoned PD, commonly addressed 3700 Buttonwood Drive, and is generally located on the southern frontage of Nifong Boulevard between Buttonwood Drive and Hyde Park Avenue. (A request to table this case to the September 9, 2021 Planning Commission meeting has been received.)

MS. LOE: Are there any staff comments on the tabling request?

MR. SMITH: Yes. Thank you, Ms. Chairman. So nothing specific on this. We have an out-of-

town consultant and it's a fairly in-depth project, so they're just requesting a little additional time to work through the review process. So it should be -- a month additional should be sufficient for that.

MS. LOE: So Planner Smith, was this publicly advertised and do we need to provide opportunity for public comment?

MR. SMITH: It should have been advertised, yes.

MS. SMITH: It was advertised, that's why there was a tabling request at hand. You could certainly take comments on the tabling request.

MS. LOE: All right. Thank you. Are there any questions of staff? I see none. As commented, this was a publicly advertised case. If there is anyone here who would like to make comment on the request for tabling, we'll open up the floor for public comment.

PUBLIC HEARING OPENED

MS. LOE: Seeing none, we'll close public comment.

PUBLIC HEARING CLOSED

MS. LOE: Commission comment? Commissioner MacMann?

MR. MACMANN: If there are no comments or concerns, I have a motion. Seeing no comments. In the matter of Case 214-2021, Hyde Park Planned Commercial Subdivision PD major amendment and a new statement of intent, I move to table to date certain 9 September 2021.

MR. STANTON: Second.

MS. LOE: Seconded by Mr. -- Mr. Stanton. We have a motion on the floor. Any discussion on this motion? Seeing none, Commissioner Carroll, may we have roll call, please.

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

MS. CARROLL: We have eight votes to approve; the motion is carried.

MS. LOE: Thank you. Recommendation for tabling is supported.

VI. SUBDIVISION & PUBLIC HEARINGS

MS. LOE: This brings us to our Subdivision and Public Hearings section for the evening.

Case Number 213-2021

A request by Allstate Consultants (agent), on behalf of EquipmentShare.com, Inc. and Premiere Industrial Properties LLC (owners), for approval of a one-lot final plat of M-BP (Business/Industrial Park) zoned property, constituting a replat of Lots 10-12 of *Eastport Centre Plat 2-A*, and the vacated right-of-way of Burnside Drive to be known as *Eastport Centre Plat 2-C* as well as a design adjustment to Appendix A.7 regarding terminal streets. The 19.66-acre subject site is located east of Port Way and south of Bull Run Drive (excluding 1.05 acres located at the southeast corner of Port Way and Bull Run Drive). The subject property is addressed as 5710 Bull Run Drive.

MS. LOE: May we have a staff report, please.

Staff report was given by Mr. Clint Smith of the Planning and Development Department. Staff recommends:

- Approval of the requested design adjustment to waive the requirement for a turnaround at the terminus of Burnside Drive as required by Appendix A.7 of the UDC; and
- Approval of the final plat of Eastport Centre Plat 2-C.

MS. LOE: Thank you, Planner Smith. Before we move on to questions of staff, I'd like to ask if there is any Commissioners who would like to recuse themselves from this case?

MR. STANTON: Madam Chair, I believe I'm going to recuse myself. The construction company I'm associated with has recently done business with EquipmentShare, and probably will do some in the future, so I'm just going to err on the side of caution.

MS. LOE: Understood. Thank you, Mr. Stanton. Any additional? If not, I would like to ask any Commissioners who have had any ex parte related to this case to please share that with the Commission now so all Commissioners have the benefit of the same information on the case in front of us. Clearing that hurdle, are there any questions for staff? It's a quiet group tonight. All right. With that, we'll open up the floor to public comment.

PUBLIC HEARING OPENED

MS. LOE: If there is anyone that would like to provide comment for our benefit, please give your name and address for the record.

MR. HARRINGTON: Good evening. I'm Brian Harrington with Allstate Consultants, 3312 Lemone Industrial Boulevard. That was a comprehensive report. I -- I don't really have anything to add, but I just wanted to make myself available for questions if -- if necessary.

MS. LOE: I don't know. It's a quiet group. Mr. MacMann?

MR. MACMANN: I apologize, Madam Chair. Good evening, sir. I just have a question on the proposed build out. I see no -- am I correct in seeing no road connection between the Technology Development Center and the rest of the campus?

MR. HARRINGTON: There is a -- you see down the middle of that, there's a long sidewalk that will be a pedestrian connection --

MR. MACMANN: Uh-huh.

MR. HARRINGTON: -- but there is not planned to be --

MR. MACMANN: There is no roadway?

MR. HARRINGTON: No, not a driveway connection.

MR. MACMANN: All right. I just -- I was interested about that. Tell me a little about your stormwater BMPs.

MR. HARRINGTON: So the -- you can see the two ponds that are shown on the southeast corner. The -- the -- it's pretty straightforward. With the western side, we will be sending as much as we

can to that pond utilizing a -- and utilizing that as an amenity, as well.

MR. MACMANN: Will that be underground?

MR. HARRINGTON: That one will -- that one will be a wet pond that will be --

MR. MACMANN: But to -- to transmit storm water from the west to the east?

MR. HARRINGTON: Yeah.

MR. MACMANN: Will that be underground?

MR. HARRINGTON: There will be underground piping system to get to that pond, yes. Because to get from that parking lot on the north side of those -- the future buildings we'll -- we'll need to go underground to do that. Then that pond will discharge on its east side into the existing creek that's there, or near the existing creek. And then the pond on the east side of the creek, as we're -- we're starting to work on this site plan, and we're right now anticipating that to be a dry detention pond that would fill up when it rains and then drain down.

MR. MACMANN: Would that also be an amenity?

MR. HARRINGTON: Yes. It will not be -- it won't have a permanent water pool, but it will be open space. We want to do as much as we can with that berm to -- to keep that -- that buffering there.

MR. MACMANN: That -- that berm that runs the south side of the property?

MR. HARRINGTON: That's correct.

MR. MACMANN: That's awesome. Thanks, guys. Okay. I just wanted some details. Thank you. Madam Chair, I have no more questions.

MS. LOE: Commissioner Geuea Jones?

MS. GEUEA JONES: I had a couple of questions about the berm. It doesn't run the entire length of the property now. Correct?

MR. HARRINGTON: That's correct.

MS. GEUEA JONES: Are you planning to do anything to shield -- I mean, I know the existing EquipmentShare building is already in full view of the houses that it abuts. Are you doing anything to improve that screening at all?

MR. HARRINGTON: So there's an overhead power line along that south -- south property line, as well, which limits what we can do. There -- there will be screening guidelines with the M-BP that we will -- we will follow. We're not anticipating having to get any variances to that.

MS. GEUEA JONES: You're doing enough building that that triggers even around the existing building?

MR. HARRINGTON: I believe so.

MS. GEUEA JONES: That's all. Thank you.

MS. LOE: Any additional questions or comments? Regarding the access to the Technology Development Center, is Bull Run being extended?

MR. HARRINGTON: Yes. It will be extended to our -- basically, the northeast corner of the

property.

MS. LOE: Mr. MacMann?

MR. MACMANN: If no one else is -- I'd like a second bite if no one else has anything. Are you guys paying to extend Bull Run or is that -- how is that happening; do you know?

MR. HARRINGTON: It will be extended as part of this to the -- to that northeast corner.

MR. MACMANN: Okay. That's all the questions -- I have another question for staff. That's all the questions of this gentleman I have.

MS. LOE: Thank you.

MR. HARRINGTON: Thank you.

MS. LOE: Any additional speakers on this case? If not, we'll close public comment.

PUBLIC HEARING CLOSED

MS. LOE: Commissioner discussion? Mr. MacMann?

MR. MACMANN: Could I ask a question of staff? Planner Smith, to my left, could you describe to us the M-BP to R-1 screening standards, just so we have those on the record?

MR. SMITH: Sure. Well, you put me on a little bit of a spot, but if I recall correctly, I believe it is -- I don't want to say it's a stage three screening, but I do believe it is a full fence with landscape buffer in between the two --

MR. MACMANN: And that buffer, the fence is eight and the buffer is ten?

MR. SMITH: That is my recollection. I'll double check that, but I -- I do recall that being the --

MR. MACMANN: I believe it's the stage three, also. I just wanted to make sure that we were -- the rest of this property, left and right, east and west, is well buffered, and I think a stage three will be fine. And we have had -- correct me -- we've had no input from the neighbors in a negative or positive fashion; is that correct?

MR. SMITH: That is correct.

MR. MACMANN: All right. I just want them to know that that area will be covered. Thank you, Planner Smith. Thank you, Madam Chair.

MS. LOE: Additional discussion? Commissioner MacMann?

MR. MACMANN: If my fellow Commissioners have no further comments or questions, I would like to make a motion. Seeing no comments or questions. I move in the Case of 213-2021, a request by Allstate Consultants on behalf of EquipmentShare to make -- to develop this plat and for the design adjustment -- do I need two on these, or just one?

MR. SMITH: Go with -- let's go with two.

MR. MACMANN: Okay. We'll -- we'll do the plat first. I move to approve the plat.

MS. LOE: No. Design adjustment.

MR. SMITH: We should probably do design adjustment.

MR. MACMANN: The design adjustment. Okay. Thank you. As soon as that came out of my

mouth, it was, like, they're out of order, Michael. I move to approve the design adjustment for the elimination of -- or vacation of Burnside through the property.

MS. RUSHING: Second.

MS. LOE: Well, it's waiving the requirement for a turnaround at the terminus of Burnside as required by Appendix A.7.

MR. MACMANN: Well, I hope that someone got my motion correctly.

MR. SMITH: I got it. Yeah.

MS. LOE: Okay. Seconded by Ms. Kimbell. We have a motion on the floor. Any discussion on that motion? Seeing none.

MS. RUSHING: I was the second.

MS. LOE: Oh, sorry.

MS. KIMBELL: I had put my finger up, but she spoke previously.

MS. LOE: Ms. Rushing was the second. Thank you for that correction.

MS. RUSHING: We fought it out over here.

MS. LOE: I'll have to keep an eye on this side. So no discussion. So, Ms. Carroll, may we have roll call, please.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Rushing, Mr. MacMann, Ms. Geuea Jones, Ms. Placier, Ms. Kimbell, Ms. Carroll, Ms. Loe. Abstention: Mr. Stanton. Motion carries 7-0-1.

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

MS. LOE: And one abstention.

MS. CARROLL: And one abstention.

MS. LOE: Thank you.

MR. MACMANN: If I may, and I hope to get this one correct. In the matter of Case 213-2021, Eastport Centre Plat 2-C Final Plat, I move to approve.

MS. KIMBELL: I second it.

MS. LOE: Seconded by Ms. Kimbell. Motion on the floor. Any discussion on this motion? Seeing none. May we have roll call, please.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Rushing, Mr. MacMann, Ms. Geuea Jones, Ms. Placier, Ms. Kimbell, Ms. Carroll, Ms. Loe. Abstention: Mr. Stanton. Motion carries 7-0-1.

MS. CARROLL: Seven votes to approve, and one abstention.

MS. LOE: Thank you, Commissioner Carroll. Recommendation for approval will be forwarded to City Council.

VII. PUBLIC HEARINGS

MS. LOE: That brings us to our public hearing for the evening.

Case Number 216-2021

A request by Engineering Surveys and Services (agent), on behalf of Chris and Tracy Bach (owners), for the assignment of R-1 zoning upon annexation for property addressed 5170 S. Scott Boulevard. The 2.1-acre site is located on the east side of S. Scott Boulevard, approximately .25 miles north of the T-intersection of S. Scott Boulevard and Steinbrook Terrace.

MS. LOE: May we have a staff report, please?

Staff report was given by Ms. Rachel Smith of the Planning and Development Department. Staff recommends approval of R-1 zoning as permanent City zoning, upon annexation.

MS. LOE: Thank you, Planner Smith. Before we ask questions of staff, I would like to ask any Commissioner who has had any ex parte related to this case to please disclose that now so all Commissioners have the benefit of the same information on the case in front of us. Seeing none. Are there any questions for staff? Commissioner MacMann?

MR. MACMANN: Shocking, I know. Planner Smith, I have a -- I don't know, maybe it's a rabbit hole. I don't mean it to be a rabbit hole. This property owner will eventually -- I'm assuming everything goes forward as planned for them -- dedicate a half width for West Crab Apple or Crabtree or whatever it is. Will the County then plat or plan another half-width south of it?

MS. SMITH: So it wouldn't be an automatic action, however, I will note that the County is a part of the CATSO plan. Right? So it's the City, it's the County, and MoDOT. So everyone -- all three bodies equally respect and reflect and adopt the MRP. So if the subject site to the south were to plat, then, yes. That would be a prior requirement whether it comes in the City or the County.

MR. MACMANN: Okay. I -- the reason I bring that up is --

MS. SMITH: A good question.

MR. MACMANN: Well -- well, we had a situation south of Bridgemont Ridgefield whereby there was a half right -- a half-width right-of-way stuck there forever, and that caused access and easement issues for a variety of people because I don't -- Tim might remember. It was either given away or it was never platted, and it was the easiest road, but it wasn't wide enough, and we couldn't seize the property, yadda, yadda, yadda. All right. Thank you. I just wanted to get that arcane point out of the way.

MS. SMITH: I think it's a good question, yes.

MR. MACMANN: Thank you very much. Thank you, Madam Chair.

MS. LOE: Any additional questions for staff? Seeing none. We'll open up the floor to public comment.

PUBLIC HEARING OPENED

MS. LOE: If anyone has any public information they would like to share? Seeing none. We're going to close public comment.

PUBLIC HEARING CLOSED

MS. LOE: Commissioner comment? Commissioner MacMann?

MR. MACMANN: I feel like it's my show tonight. I feel weird. I have a motion if none of my fellow Commissioners have questions or comments or motions of their own. Seeing none. In the matter of Case 216-2021, property addressed 5170 South Scott Boulevard, assignment of permanent zoning upon annexation from County A-2, excuse me, to City R-1, I move to approve.

MR. STANTON: Second.

MS. LOE: Seconded by Commissioner Stanton. We have a motion on the floor. Any discussion on that motion? Seeing none. May we have roll call, please.

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

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

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

VIII. PUBLIC COMMENTS

MS. LOE: Are there any additional public comments? If there are not, are there any staff comments?

IX. STAFF COMMENTS

MS. SMITH: Yes, Madam Chair. I will be brief because your next meeting will not be. So the next meeting is Thursday, August 19th, at 7:00 p.m. in Council Chambers, where we are this evening.

MS. RUSHING: Oh my.

MS. SMITH: We -- yes. We have eight anticipated items on the calendar. And, unfortunately, the September 9th meeting looks just slightly less deep at this point. So we have one subdivision request without a design adjustment, so that will just be a public meeting, not a public hearing. We have two public hearings in subdivisions, and then we have five public hearings. A number of these cases are complicated or have interest of the public, so I do anticipate a longer meeting. We will do our best to provide all of the information in an efficient manner and try and get ahead of any questions you may have, but please be prepared for a long meeting. So these are the maps, and I'm not going to really to belabor it, but these are the subdivision cases. These are the two of the public hearings and then three additional, so a variety of cases. I think there's a lot of interest here. We've got rezonings, we've got conditional use permits, so a flavor for every interest. I am happy to answer any specific questions you might have.

MS. LOE: I'm glad you're planning on keeping us entertained. Any questions on the upcoming meeting? Commissioner MacMann?

MR. MACMANN: I have a question for staff and a question for the Chair -- or a request of the Chair. A request of the staff will be as follows: Could we get real coffee beforehand?

MS. SMITH: Yes.

MR. MACMANN: And I'm assuming we will have a break, but it would be good to plan one, so we cut this in half.

MS. LOE: We'll keep things moving along.

MR. MACMANN: Okay. But just --

MS. LOE: You'll get your coffee.

MR. MACMANN: Okay.

MS. GEUEA JONES: It looks like several of them are combined.

MR. MACMANN: Several of them are combined, but a couple -- two or three of these that I've looked at could trigger significant public interest.

MS. GEUEA JONES: Oh, yeah.

MR. MACMANN: And I would like to do the best regardless of what a pain it may or may not be to me, I would like to provide the public with the best opportunity possible. Thank you, Madam Chair.

MS. LOE: Thank you, Commissioner Smith [sic].

X. COMMISSIONER COMMENTS

MS. LOE: This brings us to Commissioner comments. Oh, come on. Someone needs to make this motion.

MR. MACMANN: Move to adjourn.

MS. GEUEA JONES: Second.

MS. LOE: Seconded by Commissioner Geuea Jones. We are adjourned. Thank you, everybody.

(Off the record.)

(The meeting adjourned at 7:39 p.m.)