

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
February 6, 2025

Case Number 70-2025

A request by McClure Engineering Company (agent), on behalf of the Marshall G. Murray Trust (owner), seeking approval to permanently zone 1.38 acres to the R-1 (One-Family Dwelling) district, subject to annexation. The property is currently zoned Boone County A-1 (Agriculture) and is located at 5961 South Highway KK.

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

Staff report was given by Mr. Kirtis Orendorff of the Planning and Development Department. Staff recommends approval of the request to permanently zone the subject 1.38 acre site to R-1.

MS. LOE: Mr. Stanton, are you chairing the meeting?

MR. STANTON: I am. I'm sorry. I'm waiting to hear if anybody had any questions. I didn't see any hands up. Does anybody have any questions for staff?

MS. PLACIER: If we have any -- what do you call it?

MR. STANTON: Questions for staff

MS. PLACIER: No.

MS. GEUEA JONES: No. If -- before we go to questions for staff --

MR. STANTON: Madam Chair?

MS. GEUEA JONES: If any of my fellow Commissioners have had any contact with parties to this case outside of a public hearing, please disclose so now. That was a quick staff report.

MR. ORENDORFF: It's pretty straightforward. There wasn't much to discuss.

MR. STANTON: I failed miserably in my duties.

MS. GEUEA JONES: You did not. You did not. Any questions? Appreciate it. Appreciate it. Seeing -- oh. Commissioner Placier, go ahead.

MS. PLACIER: My only question was about these hardy lots. What is the effect of this on -- are you entailing something about them by approving this?

MR. ORENDORFF: No. So if memory serves, the surrounding lots, the U-shaped property that is to the northeast and west of the subject site, was annexed in 2021 by the previous owner who has since passed away. This current action is to kind of unify that as one single annexed site. They are not proposing any sort of replat at this time, so it was just more to mention the current conditions and what surrounds it, but no indication has been made that they're going to develop the site or have any platting action at this time.

MS. PLACIER: Okay.

MS. GEUEA JONES: Any other questions for staff? Seeing none. We will open the floor to public comment.

OPEN PUBLIC HEARING

MS. GEUEA JONES: Please come forward, state your name and address for the record. Six minutes for the applicant and three minutes for individuals.

MR. DEVANEY: Madam Chair, Commissioners, Tim Devaney from McClure Engineering, representing the Murrays. Pretty clear staff report, thank you, Kirtis. The owners wish to annex into the City of Columbia. They're surrounded by the City. They're served by City water. They wish to vacate the lagoon. Naturally, there is sewer running in front of their dwelling right now, and they would like to tie into it. So that's about -- that's about all there is. I'd be happy to answer any questions.

MS. GEUEA JONES: Any questions for this speaker? Seeing none. Thank you very much.

MR. DEVANEY: Thank you.

MS. GEUEA JONES: Anyone else to speak on this case? Seeing none. We will close the floor for public comments.

PUBLIC HEARING CLOSED.

MS. GEUEA JONES: Any Commissioner comments on this case? I would just like to make one unless you were going to. I do this any time we have one of these. I just want to put on the record both for the public listening and to remind City Council that we don't make decisions about the annexation. We don't add to the boundaries of our city. We are merely saying if City Council should choose to annex this, we think it should be zoned R-1, and that is our recommendation. We don't make a recommendation on the annexation piece. This has been a confusion in the past, so just want to be very clear that we are only talking about the zoning, not whether or not it should be included within the city's boundaries. And with that, Commissioner Loe?

MS. LOE: Of course. In Case 70-2025, I move to approve the permanent zoning request to R-1 for 5961 S. Highway KK, upon annexation.

MR. STANTON: Second.

MS. GEUEA JONES: Approval moved by Commissioner Loe, seconded by Commissioner Stanton. Is there any discussion on the motion? Seeing no discussion. Commissioner Williams, when you're ready, may we have a roll call.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Williams, Ms. Loe, Ms. Wilson, Mr. Walters, Mr. Brodsky, Ms. Ortiz, Ms. Placier, Mr. Stanton, Ms. Geuea Jones. Motion carries 9 to 0.

MR. WILLIAMS: Nine yeses and zero nos.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council. That concludes our cases for the evening.