

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

May 24, 2018

COMMISSIONERS PRESENT

**Ms. Sara Loe
Ms. Tootie Burns
Ms. Lee Russell
Mr. Dan Harder
Mr. Brian Toohey
Mr. Michael MacMann
Ms. Joy Rushing**

COMMISSIONERS ABSENT

**Mr. Rusty Strodman
Mr. Anthony Stanton**

Case No. 18-107

A request by Randall Y. Herring (partner), on behalf of Missouri Property Associates II, LLC (owner) for approval of a conditional use permit (CUP) to authorize establishment of a hair salon at 607 Jackson Street. The subject site is presently zoned M-OF (Mixed-use Office) district and the improved with a nonresidential structure.

MS. LOE: Before I ask for a staff report, I would like to ask any Commissioner who has had any ex parte prior to this meeting related to Case 18-107 to please disclose that now so all Commissioners have the same information to consider on behalf of the case in front of us. Seeing none. May we have a staff report, please?

MR. ZENNER: Yes, you may, Ms. Chairman.

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of the proposed conditional use permit to allow establishment of a hair salon (barber and beauty shop), a "Personal Services General" use, upon the subject site.

MS. LOE: Thank you, Mr. Zenner. Are there any questions for Mr. Zenner? Mr. MacMann?

MR. MACMANN: Thank you. Just real quick. I see that you had five folks respond to -- in the meeting or show up. Was Ridgeway Neighborhood one of those folks?

MR. ZENNER: No. The applicant, who is here this evening, Mr. Herring is in the back row, his wife, and then the actual three salon operators --

MR. MACMANN: Oh, okay.

MR. ZENNER: -- were the total of the five. No neighborhood representatives showed up.

MR. MACMANN: They're relatively active. I was just wondering if they would have a concern with its placement. And given the facts that Mugs Up is across the street, and I'm sure will have much

greater traffic than you will ever have. My next question was as follows, and I'll say this to you to have it on the record. Does the applicant understand that other conditional uses would have to be applied for separately?

MR. ZENNER: It is my understanding that he does.

MR. MACMANN: All right. That's the only questions that I have. Thank you.

MS. LOE: Thank you. Any additional questions? If not, we're going to open up the public hearing portion of this.

PUBLIC HEARING OPENED

MS. LOE: If there is anyone that would like to come forward and provide us with any comments, enlighten us of any matters on this case, that would be welcome. Please give us your name and address for the record. Can you come up to the microphone just so we can get it.

MR. HERRING: My name is Randall Herring; I live at Fulton at 1507 Forest Avenue. And I just think it's the -- when I originally -- the for rent sign in the building, the lady approached me and asked me would you put a beauty salon here, and I said I don't know, I'd have to check with the City. And so I went through the proper channels and that's why I'm here tonight. And I think it's a great idea. It -- that -- the thing I like best about the studies, it says it will add jobs in the community. So, I mean, that's three or four more jobs in that area.

MS. LOE: So you're exploring this option for a potential tenant?

MR. HERRING: Uh-huh.

MS. LOE: Okay. Are there any questions -- Ms. Russell?

MS. RUSSELL: How many chairs are you looking at having?

MR. HERRING: Well, there's only three ladies and I think that's all they're figuring on doing.

MS. RUSSELL: Okay. Thank you.

MR. HERRING: It's probably got room for maybe one or two more, but there's, like, five offices in there.

MS. RUSSELL: Okay. Thank you.

MS. LOE: Any additional questions? I don't see any. Thank you, Mr. Herring.

MR. HERRING: Thank you.

PUBLIC HEARING CLOSED

MS. LOE: Commission, discussion? Ms. Russell?

MS. RUSSELL: Well, it was nice to have this excuse to look at this property and go to Mugs Up, but I'd like to make a motion. In the Case of 18-107, 607 Jackson Street, the conditional-use permit, I move to approve the establish [sic] a hair salon, barber and beauty shop, a personal services general use only upon the subject site.

MR. MACMANN: I'll second that.

MS. LOE: Mr. MacMann, second. Any discussion on this motion? Seeing none. Ms. Burns?

MS. BURNS: Yes.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Harder, Mr. MacMann, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Loe. Motion carries 7-0.

MS. BURNS: Seven to zero, motion carries.

MS. LOE: Thank you. Recommendation for approval will be forwarded to City Council. All right.
That closes our public hearing section.