

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
MARCH 21, 2019

Case Number 74-2019

A request by Anderson Engineering (agent), on behalf of THF Bearfield 63 (owner), seeking approval of a PD (Planned Development) plan to be known as "Bearfield Plaza Plat 1-B, Lot 1B-1 PD Plan". The plan proposes development of a Scooter's Coffee Drive-Up on upon approximately 0.5 acres in the southeastern corner of Lot 1B-1 of the Administrative Replat of Bearfield Plaza Subdivision, Plat 1-B which contains a total of 3.59-acres. The property is generally located northeast of the Grindstone Parkway and Bearfield Road intersection, with proposed access from the private drive extending between the Old Highway 63/Chinaberry Drive traffic circle and Grindstone Parkway. There are no immediate plans to develop the remaining 3+/- acres on the west side of the private drive.

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

Staff report was given by Ms. Rachel Bacon of the Planning and Development Department. Staff recommends approval of the Bearfield Plaza Plat 1-B, Lot 1B-1 PD Plan.

MS. LOE: Thank you, Ms. Bacon. Before we move to Commissioner questions, I'd like to ask any Commissioner who has had any ex parte prior to this meeting related to Case 74-2019 to disclose that now so we all have the same information in front of us. Seeing none. Are there any questioners for staff? Mr. MacMann?

MR. MACMANN: Just real quick, Madam Chair. Thank you very much. Help me understand because I don't know. Tiger Express is a manual or you -- or is it automated, the car wash?

MS. BACON: I've never personally used it, so --

MR. MACMANN: Both. The peanut gallery is telling me both. I was just wondering about the intensity of use across the street. That's what I was wondering. Thank you very much.

MS. LOE: Any additional questions? Seeing none. We will open up the public hearing.

PUBLIC HEARING OPENED

MS. LOE: Please give us your name and address for the public record.

MR. WOOTEN: Good evening. Tom Wooten with Anderson Engineering. Our offices are located at 4240 Phillips Farm Road in Columbia. I prepared this plan. We are the site and civil engineer for the client. I think Rachel has done a good job covering everything, and I appreciate her help working through this process, as always, and I can answer any questions you have.

MS. LOE: Are there any questions of this speaker? I see none. I think Ms. Bacon covered everything. Thank you.

MR. WOOTEN: Thank you.

MS. LOE: If there's no additional speakers, we will close the public hearing.

PUBLIC HEARING CLOSED

MS. LOE: Commission discussion? Ms. Burns?

MS. BURNS: Is there any discussion? If not, I'm going to go ahead and make a motion. Get a little nutty. Concerning the request by Anderson Engineering on behalf of THF Bearfield 63 seeking approval of a planned development plan to be known as Bearfield Plaza Plat 1B, Lot 1B-1 PD Plan, Case Number 74-2019, I would move that we recommend approval.

MR. STRODTMAN: Second.

MR. MACMANN: Second.

MS. LOE: Second by Mr. Strodman. We have a motion on the floor. Any discussion on this motion? Seeing none. Ms. Burns, may we have a roll call, please?

MS. BURNS: Yes.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Burns, Ms. Loe, Mr. Harder, Mr. MacMann, Mr. Stanton, Mr. Strodman, Ms. Rushing, Ms. Russell, Mr. Toohey.
Motion carries 9-0.**

MS. BURNS: Nine to zero, motion carries.

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