

MINUTES

PLANNING AND ZONING COMMISSION MEETING

MAY 20, 2021

Case Number 136-2021

A request by the City of Columbia to amend Chapter 29, Sections 29-1.11 [Definitions]; 29-3.2 [Permitted Use Table]; and 29-3.3 [Use-Specific Standards] related to the Retail, General Personal Services; Office; Physical Fitness Center; and Artisan Industry uses; revisions also include a new use to be called "Accessory Commercial Kitchen".

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

Staff report was given by Ms. Rachael Smith and Mr. Brad Kelley of the Planning and Development Department. Staff recommends approval of the recommended text amendments to the UDC.

MS. LOE: Any questions for staff? Mr. MacMann?

MR. MACMANN: A comment, mostly. I'd like to thank Manager Zenner for not giving us 15 of these. And I would also like to thank Planner Kelley and Planner Smith. You guys -- you went down the rabbit hole on this. There's a lot of arcana that you pulled up and you've looked at a lot of possibilities. That doesn't mean it's perfect, but I appreciate the work that you guys have done, and I know it's been a lot. Thank you very much.

MS. LOE: That was an easy question. Any other questions for staff? If not, we will open up the floor to public comment.

PUBLIC HEARING OPENED

MS. LOE: Anyone who has comments on these proposed amendments, please give your name and address for the record.

MS. GARTNER: Wonderful. It's Carrie Gartner; I'm the executive director of the Business Loop CID, at 601 Business Loop 70 West, 65203. I'm here to speak on the artisan industry amendments. This was something that came out of a grant we received from the EDA where we had the Smart Growth of America come and do a six-month planning process for artisan industries and small-scale manufacturing. It did include a substantial amount of public input and comment. We spoke to close to 250 makers and artisans and manufacturers. We asked them how they worked, how they set up their shops. They asked -- we asked them what they needed, and that's how we drafted this. So it -- it came together and our economic development plan, approved by our board, submitted to both this body and to the City Council. So there's been a lot of work done on this, and -- and most definitely, staff has been super helpful. We are very supportive of this. We do think this is the way forward to really help create a hub for makers and manufacturers and food producers on the Business Loop as a way to revitalize the area and create jobs and new businesses. We do have three shared spaces on the street right now; a shared commercial kitchen, Vidwest has a public video recording and pod-casting studio, and coming online soon is the MACC Lab, Moberly Area Community College's Makerspace. It is our hope that these spaces can incubate small businesses that can then find space on the street, and -- and the revisions of this will allow them to find a place on the street and grow in place without having to upend all of their operations the minute they get successful enough to need a little bit more space. We also appreciate the conditional-use guidelines in this that helps create a framework for that discussion about conditional use. Again, it's very hard to upend your business when -- when you are successful enough to grow and we just don't want to see that happen. So we are very supportive of this, and if you have any questions, I'd be happy to answer them now, but I think staff has done an excellent job explaining everything.

MS. LOE: Thank you, Ms. Gartner. Are there any questions for this speaker? I see none. Thank you.

MS. GARTNER: Thank you.

MS. LOE: So since we haven't categorized comments, I just wanted, for the group, that was in support of A2. All right. We're just taking comments globally since it looks like a relatively contained audience. Any other public comments? A very contained audience. All right. If there's no more comments, we'll close public comment.

PUBLIC HEARING CLOSED

MS. LOE: Commissioner comment? Ms. Burns?

MS. BURNS: I just wanted to share for the public that we did spend work sessions on this, and we did have a thorough discussion, so please don't take our lack of questions or comments or whatever for not a lack of knowledge or -- but the staff has been incredibly thorough both here and previously. And so I'm very comfortable with what's being presented tonight.

MS. LOE: Mr. MacMann?

MR. MACMANN: That said -- thank you, Commissioner. If there are no more questions on item A1, I would like to make a motion. In the matter of Case 136-2021, A1, create accessory commercial

kitchen and create use specific standards, I move to approve said zoning text amendment.

MS. RUSHING: Second.

MS. LOE: Second by Ms. Rushing. We have a motion on the floor. Any discussion on this motion? I see none. Mr. Toohey, may we have roll call, please.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Stanton, Ms. Geuea Jones, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Loe, Mr. MacMann.

Motion carries 8-0.

MR. TOOHEY: The motion carries with eight votes yes.

MS. LOE: Thank you. Three more to go, guys.

MS. RUSSELL: I think Ms. Burns should do the artisan industry.

MS. LOE: All right. Ms. Burns?

MS. BURNS: In the case of 136-2021, a request by the City of Columbia to amend Chapter 29, Sections 29-1.11, 29-3.2, 29-3.3 related to retail general, personal services, office, physical fitness center, and artisan industry uses, Amendment 2, I move to approve.

MR. STANTON: Second.

MR. MACMANN: Second.

MS. LOE: Okay. We have a second by Mr. Stanton. Just a clarification. This one is just on the artisan industry?

MS. BURNS: Yes.

MR. STANTON: Amendment 2.

MS. LOE: Amendment 2A -- or A2. A2. All right. We have a motion on the floor. Any discussion on the motion? Seeing none, Mr. Toohey.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Stanton, Ms. Geuea Jones, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Loe, Mr. MacMann.

Motion carries 8-0.

MR. TOOHEY: Another eight-zero in approval.

MR. ZENNER: Ms. Loe?

MS. LOE: Yes.

MR. ZENNER: Can you -- can you indicate who made the second on that motion, please?

MS. LOE: Mr. Stanton.

MR. ZENNER: Thank you.

MS. LOE: Only two more chances left, Ms. Lee.

MS. RUSSELL: Of course, I have to make a motion.

MR. MACMANN: Please -- please, Ms. Russell. Make a motion.

MS. LOE: Let's let her do the last one. So Mr. MacMann and then --

MR. MACMANN: All right. As a matter of -- it would be an honor A3, so that Commissioner Russell, on her last meeting, can do A4. In the matter of 136-2021, A3, to -- to amend the zoning code --

to provide a zoning code amendment to permit small scale personal services and mixed-use office without a conditional use and modernize personal services, office space, physical fitness, and their use definitions, I move to approve.

MR. STANTON: Second.

MS. LOE: Second by Mr. Stanton. We have a motion on the floor. Any discussion? Seeing none, Mr. Toohey.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Stanton, Ms. Geuea Jones, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Loe, Mr. MacMann.

Motion carries 8-0.

MR. TOOHEY: Three for three. Eight-zero.

MS. LOE: All right. Ms. Lee?

MS. RUSSELL: Okay. In the case 136-2021, Amendment A4, revised use specific standards AA for retail and general, I move to approve.

MR. MACMANN: Second.

MS. LOE: Mr. MacMann. We have a motion on the floor. Any discussion on that motion. Seeing none, Mr. Toohey.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Stanton, Ms. Geuea Jones, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Loe, Mr. MacMann.

Motion carries 8-0.

MR. TOOHEY: The motion passes eight-zero.

MS. LOE: Recommendation to approve the amendments will be forwarded to City Council.