

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
November 10, 2022

Case # 234-2022

A request by Engineering Surveys & Services (agent), on behalf of SAP Holdings LLC (owner), seeking approval of a two-lot final plat containing 19.05-acres. The unimproved site is currently zoned A (Agriculture), is located northeast of the US 63 and Paris Road interchange, and contains the addresses 4150 Paris Road and 3501 Hinkson Creek Road.

MS. GEUEA JONES: May we please have a staff report.

Staff report was given by Mr. Brad Kelley of the Planning and Development Department. Staff recommends approval of the 'SAP Subdivision' Final Plat.

MS. GEUEA JONES: Thank you very much. Before we get to questions of staff; do any Commissioners have additional information they have received from outside sources they would like to share with the Commission at this time? Very good. Questions for staff? Seeing none. Do we -- I guess I can ask for public comments. This isn't technically a public hearing. Right?

MR. KELLEY: Correct.

MS. GEUEA JONES: Right.

PUBLIC HEARING OPENED

MS. GEUEA JONES: Is there anyone here who would like to comment on this subdivision case? Seeing none -- come on. Please state your name and address for the record and speak directly into the mic, all that.

MR. CARROS: Fred Carros, Engineering Surveys and Services, 1113 Fay Street, Columbia, Missouri. I am just here to answer any questions, if there are any. That's all I'm here for.

MS. GEUEA JONES: Very good. Any questions for this speaker? Seeing none. Thank you very much for being here tonight. Come on. Again, name and address.

MR. STAMPER: Don Stamper, and I live in Columbia's beautiful second ward. I prefer not to state my house address on the public record if you don't mind. I represent Ms. -- Ms. Stone and her family. We are not opposed to the commercial use of this tract. We, however, do have grave concerns about the intended use for tract two. And I just want to confirm that there is no intention at this point to -- to extend public sewer to tract two. And one of your slides earlier said it was not for development. And so that's where our focus would be. We would appreciate being kept in the loop by the developer and knowing what their intentions were. And also concerned with traffic and how that would work on tract two.

But we don't have complete opposition on -- to the rezoning, if you will, of the tract.

MS. GEUEA JONES: Questions for this speaker -- or would we like to allow staff to answer the utility easement question first? Commissioner MacMann?

MR. MACMANN: Sure.

MS. GEUEA JONES: Staff, do you have any comment about extending sewer or other utilities to tract two?

MR. KELLEY: Yeah. There is a note on the plat. Plat Note 4 states -- that is verbatim -- any development on Lot Two requiring public sanitary sewer extension is prohibited.

MS. GEUEA JONES: Very good. Commissioner MacMann?

MR. MACMANN: With that clarification and I think Mr. Stamper is aware of this. The NFD designation, we file with the County Clerk, and if that needs to be changed they need to apply for a replat which would be a public hearing. Correct?

MR. KELLEY: Right. Yes. Any condition on this plat would -- if approved by Council in its form, would also need to be removed by Council.

MR. STAMPER: Well, we're relieved on one hand that there will be no connection to public sewer, which will limit its development. On the other hand, the traffic studies or the traffic configuration could force traffic out right next to our property. And so that would continue to be a concern of ours. And we would just watch it from there.

MS. GEUEA JONES: Very good. I believe that -- and that NFD designation means you cannot even build a driveway, which was part of the previous proposal. Right?

MR. KELLEY: I don't think it would prohibit a drive -- a driveway specifically.

MS. GEUEA JONES: Okay.

MR. KELLEY: Not for development. It is physically pertaining to anything relating to requiring sanitary sewers.

MS. GEUEA JONES: Got you.

MR. KELLEY: I would also add the tract is zoned agriculture. And with that it is severely limited to the potential uses.

MR. STAMPER: All right. Thank you for your service. And I appreciate the opportunity.

MS. GEUEA JONES: Thank you very much. Anyone else to speak on this subdivision proposal?

PUBLIC HEARING CLOSED

MS. GEUEA JONES: If not, I would -- let's have some Commissioner discussion. Commissioner MacMann?

MR. MACMANN: If Commissioners have no questions or concerns. Mr. Stanton? In the matter of Case 234-2022 Paris Road and Hinkson Creek final plat. I move to approve.

MR. STANTON: Second.

MS. GEUEA JONES: Moved by Commissioner MacMann. Seconded by Commissioner Stanton. Commissioners -- or any discussion on the motion? In that case, Commissioner Carroll, may I please

have a roll call.

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

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

MS. GEUEA JONES: Thank you very much. That recommendation will be forwarded to City Council. Moving on to public hearings and subdivisions.