

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**August 10, 2017**

**Case No. 17-183**

MR. STRODTMAN: At this time, I would ask any Commissioner who has had any ex parte communications prior to this meeting related to Case 17-183, please disclose that now so all Commissioners have the same information to consider on behalf of this case in front of us.

Mr. MacMann?

MR. MACMANN: It's just a point -- it's a point of information. Four months ago or so, attended the Master Plan meeting at Columbia College for my neighborhood. This was brought up just as it was going to be a parking lot. FYI.

MR. STRODTMAN: Thank you, Mr. MacMann. Anything additional, Commissioners? I see none.

**A request by Engineering Surveys and Services (agent), on behalf of Columbia College (owner), for approval of a one-lot minor subdivision to be known as "Columbia College North Subdivision" and a design adjustment to the required half-width dedication requirements for Rangeline Street. The subject 1.44-acre parcel is contiguous with Columbia College properties north of Wilkes Boulevard, between Rangeline Street and Eighth Street.**

MR. STRODTMAN: May we have a staff report, please?

Staff report was given by Mr. Rusty Palmer of the Planning and Development Department. Staff recommends approval of "Columbia College North Subdivision" and the requested design modification.

MR. STRODTMAN: Thank you, Mr. Palmer. Commissioners, questions for staff? Yes, Ms. Burns?

MS. BURNS: Mr. Palmer, if you could go back to the black and white map, and you indicated that there were -- it looks like the parking lot or the lot that we're talking about kind of slices off the corner of that building on the R-2 lot, but on the aerial photograph, it seems further away, so I just didn't know which one is --

MR. PALMER: Yeah. The original aerial here, they intended to work around that building, but in doing so, they were leaving a remnant of the lot, which I can point out here. They're leaving this little piece kind of unattached to anything, so that we're essentially creating a nonlegal lot that has no access and is kind of useless. And so staff, as part of our recommendation or as part of our review, asked them

to extend this lot line up, which is actually the current lot line or the legal lot line of this property. This little piece here is actually being -- has been deeded off to this property, so that's actually one contiguous lot, but that's not a legal lot, and that's kind of what we're here for is to create legal lots so they can be used for future purposes.

MS. BURNS: Okay. Thank you.

MR. STRODTMAN: Commissioners, additional questions? Mr. MacMann?

MR. MACMANN: Just a quick follow up on Commissioner Burns' point. Could you brief for me very quickly what Columbia College is going to do with that white building, if they're going to --

MR. PALMER: That's actually the Barnes Confectionary. It's the most notable property in the City --

MR. MACMANN: Well, you said they were going to -- what are they going to do to address this issue?

MR. PALMER: Well, as I said, with this plan, the original plan was to notch out that corner to fix the nonconformance so that -- that building can stay there and they can improve the lot around it. The other thing is, as you can see in that aerial, and that's accurate -- I don't know to what extent, but it does also cross the lot line to the south where New Life Evangelistic Center resides. So they can't obviously fix all of those issues at once because they don't own that property on the southwest corner.

MR. MACMANN: So we will approve these as legal nonconformed just for the time being?

MR. PALMER: The legal lot that we'll create here is -- is its own legal lot. The nonconformance exists and it just remains, so you're not really approving anything.

MR. MACMANN: So we're good then. That's all I wanted to know. Thank you.

MR. STRODTMAN: Any additional questions, Commissioners? Mr. Palmer, I've got a quick question. Southeast corner, is that a Columbia College parcel?

MR. PALMER: No.

MR. STRODTMAN: Okay. Thank you. As is in past practices, this is -- this is not a public hearing, but if there is anyone in the audience that would like to come forward and give us information that's relevant to this case, you're welcome to come forward. We just ask your name and address.

MR. CARROZ: Good evening. Fred Carroz, Engineering Surveys and Services, 1113 Fay Street, Columbia, Missouri. To answer Mr. MacMann's point about the old confectionary, and -- the college has no plans for it at this time. It is currently a rental property for the college.

MR. MACMANN: It's occupied, is it not?

MR. CARROZ: I cannot answer that.

MR. MACMANN: I'm sorry. I was out of turn. You go ahead and finish, and then I'll ask you questions.

MR. CARROZ: Currently, they have no plans for it right now. They just wanted to separate the two parcels so they could get the parking lot constructed in a legal lot. I'd be happy to answer any further questions.

MR. STRODTMAN: Commissioners, is there any questions of this speaker? Mr. MacMann?

MR. MACMANN: I just -- I believe it's occupied or was very recently, so --

MR. CARROZ: Thank you.

MR. STRODTMAN: Thank you, sir. Any additional guests like to come forward? I see none. Commissioners, questions, comments, discussion needed? Ms. Russell?

MS. RUSSELL: In the case of 17-183, I move to approve the Columbia College North Subdivision and the requested design modification.

MS. LOE: Second.

MR. STRODTMAN: Thank you. We had a motion made by Ms. Russell, seconded by Ms. Loe for approval of Case 17-183. Commissioners, is there any further discussion needed on this case and second? I see none. Ms. Burns, when you're ready for a roll call.

MS. BURNS: Yes.

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

MS. BURNS: Nine to zero, motion carries.

MR. STRODTMAN: Thank you, Ms. Burns. Our recommendation for approval of Case 17-183 will be forwarded to City Council for their review.