

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**FEBRUARY 20, 2025**

**COMMISSIONERS PRESENT**

**Mr. Anthony Stanton**  
**Mr. Thomas Williams**  
**Ms. Sara Loe**  
**Ms. Peggy Placier**  
**Ms. Shannon Wilson**  
**Mr. David Brodsky**  
**Ms. McKenzie Ortiz**

**COMMISSIONERS ABSENT**

**Ms. Sharon Geuea Jones**  
**Mr. Robert Walters**

**STAFF**

**Mr. Pat Zenner**  
**Mr. Ross Halligan**  
**Mr. Jesse Craig**

**I. CALL TO ORDER**

MR. STANTON: I'm calling to order the regular meeting of the Planning and Zoning Commission of the City of Columbia. Are there any changes to the agenda, Mr. Zenner?

MR. ZENNER: No, there are not, sir. Would you like to do introductions --

MS. LOE: Roll call?

MR. ZENNER: -- attendance?

MR. STANTON: I guess so. Sorry.

**II. INTRODUCTIONS**

MR. STANTON: Mr. Secretary, can we have a roll call, please?

MR. WILLIAMS: Yes, you may. Commissioner Loe?

MS. LOE: Here.

MR. WILLIAMS: Commissioner Wilson.

MS. WILSON: Here.

MR. WILLIAMS: Commissioner Walters? Commissioner Brodsky?

MR. BRODSKY: Here.

MR. WILLIAMS: Commissioner Ortiz?

MS. ORTIZ: Here.

MR. WILLIAMS: Commissioner Placier?

MS. PLACIER: Here.

MR. WILLIAMS: Commissioner Stanton?

MR. STANTON: Present.

MR. WILLIAMS: Commissioner Geuea Jones? We have seven, and have a quorum.

MR. STANTON: Thank you, Mr. Secretary.

### **III. APPROVAL OF AGENDA.**

MR. STANTON: Mr. Zenner, once again, is there any changes to the agenda?

MR. ZENNER: No, there are not, sir.

MR. STANTON: The fact there is no changes to the agenda, I would entertain a motion to approve the agenda.

MS. LOE: I move to approve the agenda.

MS. ORTIZ: Second.

MR. STANTON: So moved and properly seconded by Ms. Peggy.

MS. PLACIER: No.

MR. STANTON: Wrong person? Oh, I'm sorry. Oops. I'll get it together here in a minute. Everybody should have had an opportunity to review the minutes from February 6 -- sorry, guys. I'm trying to move a little faster than necessary. All those in favor of the agenda, thumbs up? All those opposed, thumbs down?

(Unanimous vote for approval.)

MR. STANTON: The agenda has been approved.

### **IV. APPROVAL OF MINUTES**

MR. STANTON: Everybody has had an opportunity to read the minutes from the previous meeting of February 6. Are there any changes to the minutes? Yes, sir?

MR. BRODSKY: I have one very small change. At the bottom of page 10, it's -- I'm speaking, and it says the fact that we will not see development along the east side of this read was compelling to me, and that should be road.

MR. STANTON: Okay.

MR. BRODSKY: That's all.

MR. STANTON: Okay. Mr. Zenner, I've never come across this. How do we -- do we amend the -- the minutes with this?

MR. ZENNER: You'll ask for a motion as amended, and then the amendment will be reflected in our -- the hard copy that we will post to our website via the video minutes, and it will be recorded in the minutes for tonight's meeting, which will be approved at your following meeting.

MR. STANTON: Okay. So I would entertain a motion to amend the minutes from February 6.

MR. BRODSKY: So moved.

MR. STANTON: So moved. And --

MS. LOE: Second.

MR. STANTON: -- properly seconded by Ms. Loe. All of those in favor of the amendment to the minutes, thumbs up? All those opposed, thumbs down?

(Unanimous vote for approval.)

MR. STANTON: It's unanimous, Mr. Secretary.

MR. WILLIAMS: That's correct.

MR. STANTON: Moving on to our first case, a subdivision.

MR. ZENNER: I will apologize. I completely forgot that we did have an amendment to the agenda for this evening.

MR. STANTON: Mr. Zenner.

MR. ZENNER: The first case -- I know. I know. I know. I got so entrenched by your -- and entranced by your leadership skills, sir, I'm just replicating them at this point.

## **V. TABLING REQUEST**

### **Case # 74-2025**

**A request by Allstate Consultants (agent), on behalf of Bethel Baptist Church, Inc. (owner), seeking approval of R-1 (One-family Dwelling) district zoning as permanent city zoning pursuant to annexation. The subject 7.85-acre property is presently zoned Boone County R-S (Single-family Residential) and is addressed as 201 Old Plank Road.**

MR. ZENNER: The first item on our agenda for tonight is a tabling request of the second item that is on this hearing public hearing agenda, under public hearings, which is dealing with a rezoning request for -- or a permanent zoning request for 201 East Old Plank Road. This request was to be heard this evening, seeking R-1 as permanent City zoning. We were informed late this afternoon that the applicant would like to table this request to allow for its re-submission and consideration for R-2 zoning. Given that this will require re-advertising, the March 20th deadline that they have sought the request to be tabled to will not be able to be honored. It would need to be the March or the March, February. No. I apologize. March 20th will be acceptable. That's a month from now that will allow us our opportunity to advertise properly and re-notice adjoining property owners for this request. So they are seeking, instead of the R-1 zoning, they would like to seek permanent zoning for the entire 7.85 acres to R-2. That is what's been stated in the request for tabling and the tabling request is to date certain March 20th, which does allow us to properly advertise with 15 days of notice before that hearing.

MR. STANTON: So under your advice, Mr. Zenner, I'll be sure to address that first before we get into --

MR. ZENNER: Yes, we should. Given that -- even though there's -- there may not be anybody here to speak to that this evening, it will not be discussed on the agenda.

MR. STANTON: Okay. Was that your staff report, Mr. Zenner, on this?

MR. ZENNER: It was.

MR. STANTON: Okay.

MR. STANTON: As it relates to Case 74-2025, 201 East Old Plank Road, permanent zoning.

**PUBLIC HEARING OPENED**

MR. STANTON: Is there anybody here that is here to speak on this -- on this case, particularly, just the tabling? Calling once, calling twice? Okay. I think I skipped. I should have asked you guys if you guys have something to say.

MS. LOE: No. You're going to close public --

MR. STANTON: Okay. Closing public hearing now.

**PUBLIC HEARING CLOSED**

MR. STANTON: And any comments from Commission? Ms. Loe?

MS. LOE: The request seems reasonable, and I would be willing to pose a motion to approve the tabling of Case 74-2025 to March 20, 2025.

MS. ORTIZ: Second.

MR. STANTON: It's been moved and properly seconded by Ms. Ortiz, Ms. Loe. It's been moved and properly seconded. All those in favor of tabling to date certain March 20 for Case 74-2025. Yeah. I'm so sorry. I'm so used to thumbs up, thumbs down. Mr. Secretary, would you like to take the vote, please?

MR. WILLIAMS: Yes.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting yes: Ms. Loe, Ms. Wilson, Mr. Brodsky, Ms. Ortiz, Ms. Placier, Mr. Stanton. Motion carries 6-0.**

MR. WILLIAMS: Motion carries seven [sic] to two -- or seven [sic] to nothing. Two abstained.

MR. STANTON: This will be moved to City Council? Is that right? No? No? Okay.

MR. ZENNER: We will bring it back to you on March 20th for consideration.

MR. STANTON: Outstanding. Okay.

MR. STANTON: All right. We're going to move on to Subdivisions.

**VI. SUBDIVISIONS**

**Case Number 77-2025**

**A request by Brush and Associates (agent), on behalf of Osarone, Inc. (owner), for approval of a one-lot final plat, M-C (Mixed-use Corridor) zoned property, to be known as Fellows Place #8. The request will create a legal lot. The approximately 0.54-acre subject site is located at 1300 Fellows Place.**

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

Staff report was given by Mr. Ross Halligan of the Planning and Development Department. Staff recommends approval of the final plat of Fellows Addition #8, subject to minor technical corrections.

MR. STANTON: Any questions for staff?

MS. LOE: (Inaudible).

MR. STANTON: I sure would. I don't have that document in front of me, but thank you, Ms. Loe. If there's anybody on the Commission that has had ex parte conversations about this case beforehand, and would like to share what they have learned with the rest of the Commission, they can do so at this time. Nobody? All right. Any questions for staff? Now, it is customary for us to open this up, isn't it, to public hearing? I thought so.

**PUBLIC HEARING OPENED**

MR. STANTON: Open for public hearing if anybody wants to discuss this case? Going once, going twice. Closing public hearing.

**PUBLIC HEARING CLOSED**

MR. STANTON: Are you guys laughing at me? Okay. Discussion on this case? Ms. Loe?

MS. LOE: This seems pretty clear-cut and straight forward, and if there are no questions, I'm willing to make a motion.

MR. STANTON: Outstanding.

MS. LOE: In the case of 77-2025, I move to approve Fellows Addition Number 8, final plat, subject to technical corrections.

MS. ORTIZ: Second.

MR. STANTON: It's been moved and properly seconded.

MR. CRAIG: Who seconded that motion? Was that Ortiz? Oh, thank you.

MR. STANTON: Whenever you're ready -- oh. Any discussion on the motion? Mr. Secretary, whenever you're ready, sir.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Loe, Ms. Wilson, Mr. Brodsky, Ms. Ortiz, Ms. Placier, Mr. Stanton, Mr. Williams, Motion carries 7-0.**

MR. WILLIAMS: That's seven yeses, zero nos, the motion carries.

MR. STANTON: Okay. This will be forwarded to City Council. Gosh. I survived.

**VII. PUBLIC COMMENTS**

MR. STANTON: Is there any public comment?

MR. WILLIAMS: It appears the secretary forgot to ask for his own vote in the tabling motion that we had earlier, which I guess would make it six and zero and three.

MR. CRAIG: Yeah. We can reopen that vote. It's the same -- within the same meeting, I think we can -- we can do it.

MR. WILLIAMS: If it's not a problem, it's not a problem. I just realized that I didn't ask for my own vote.

MR. CRAIG: Well, let's go ahead and reopen that, and redo that, and get everyone included on that.

MR. STANTON: Do we need to rewrite -- re-read the motion and then re-vote?

MR. CRAIG: Yeah. The secretary would read -- you know, if we get a -- let's see. Let me look at

the rules here. I think if the -- If the Mr. Vice Chair, if you consent to that, I think we can reopen that and redo the vote.

MR. WILLIAMS: Well, in Case Number --

MR. STANTON: We have a constitutional crisis, Mr. Secretary.

MR. WILLIAMS: All right. Case Number 74-2025, reopening the vote, starting to -- on the motion to table this agenda item to the March 20th meeting on the request of the applicant to City Staff, starting with Commissioner Loe?

MS. LOE: Yes.

MR. WILLIAMS: Commissioner Wilson?

MS. WILSON: Yes.

MR. WILLIAMS: Commissioner Walters? Commissioner Brodsky?

MR. BRODSKY: Yes.

MR. WILLIAMS: Commissioner Ortiz?

MS. ORTIZ: Yes.

MR. WILLIAMS: Commissioner Placier?

MS. PLACIER: Yes.

MR. WILLIAMS: Commissioner Stanton?

MR. STANTON: Yes.

MR. WILLIAMS: Commissioner Geuea Jones? And Commissioner Williams, yes. That is seven to zero, and the motion carries.

MR. STANTON: Good eye, Mr. Secretary. I'm glad you caught that. All right. Now that we have averted a constitutional crisis in the meeting, we'll move to Public Comment, which I've seen none. Do you have comments from staff this evening, Mr. Zenner?

#### **VIII. STAFF COMMENTS**

MR. ZENNER: When would there ever be a complete meeting, even with your debut that I would not have such comments. But before I get to those comments, as we have been asked by our City Manager and our Public Communications Office, we would like to just alert the public to our upcoming Community Summit on Saturday, March 15th from 9:00 a.m. to 12:00 p.m. You can drop in any time here at City Hall at 701 East Broadway. And as it states, this isn't your typical governmental meeting. The summit is going to feature some interactive activities for our residents to share feedback with City staff on strategic plan priorities, and you can learn more by going to [como.gov/communitysummit](http://como.gov/communitysummit). With that, that is the PSA for tonight, and I will get into my comments. So your next meeting will be March 6th. And as we have been preparing you with a drumbeat of excited anticipation, it is going to be a doozie of an agenda. But it's not just the only doozie of an agenda in March, your second one will be just as challenging. This is a screen shot that you don't see frequently and haven't probably in about two years for our Planning Commissioners that have been here that long. That is a chuck-full agenda, seven total

items. We were able to shave two off because it wasn't ready for prime time, but it will be on the 20th, so on the 20th, you'll have nine. But we've got a couple of different things here, a little bit of a mismatch and a mix-up. On the March 6th agenda, you'll have a single subdivision action, and this is on the corner of Grindstone Parkway and at the corner of Grindstone Parkway, Nifong Boulevard, and Old Nifong, and State Farm Parkway. This is the property, if you are looking towards Walmart, this is the property that is in the southeast corner of that intersection. It is currently a vacant pastureland that has been used by horses, is on the north side of Old Nifong. This is a proposed four or five lot subdivision, if my recollection serves me correctly, with some internal public street that is going to be looping through the property. Mr. Orendorff will be presenting this during our upcoming meeting. The next items are in the category of public hearing and subdivision, and so these are items that require both a public hearing and then a -- they have a subdivision action associated with them. The first two cases are individually listed even though they are joined, so that's what we refer to as two-fer. The first piece of this is a permanent zoning request. This is currently a County property at 4100 North Wyatt Lane. It is seeking to be rezoned City R-2, and the purpose for the R-2 zoning is to accommodate a future cottage subdivision that would require optional development standards to be approved by the Board of Adjustment before the corresponding preliminary plat, which is in Case 87-25, would be able to be processed to City Council. However, as has been standard practice of the Planning Commissioner with R-2 rezoning requests, given the variability of potential development and to assuage occasionally the fears of surrounding property owners that it is going to be duplexes, the applicant is presenting the preliminary plat showing compliance with the cottage lot standards, and so that is what this preliminary plat will illustrate. It does have a couple of unique features to it in the way of the road network, so don't be startled when you see it in your Planning Commission packet. It has been reviewed for compliance with both our fire service and our roadway standards. It is considered potentially a viable request, and the second or the third item in this category is a more traditional final plat with a design adjustment, and this is at the intersection of Rangeline and Vandiver. If you are facing north on Rangeline, this is the northwest corner as indicated. It's a vacant site that used to be a gas station -- a Break Time gas station immediately to the north of the Waffle House on the -- what would be the west side of Rangeline. They are seeking a design adjustment to allow driveway approaches or driveway accesses to the site that do not meet the 300-foot minimum standard for both the collector and the collector roadway standards of both roads, Vandiver and Rangeline. And then the plat is not -- the parcel is not legal, and therefore, does require Planning and Zoning Commission approval to establish legal lot status subject to the approval of the design adjustment. Mr. Kunz will be presenting the first two cases on Wyatt Lane, and then Mr. Orendorff will be presenting the last case in this section. And then you will notice the ramp-up in our short-term rental applications. These particular applications will all be being presented by Mr. Halligan. The first one is at 3411 Goldenwood Drive, the second one is at 100 Gipson Street, and then the third one is 1510 Mary Lee Drive. These are all in different locations throughout the City, so we are not concentrating in a single

neighborhood, but we are scattering them around. These are all single-family residential dwelling units, as well. So you can familiarize yourself with where we are, our Nifong Boulevard property, as I said, at the corner of Grindstone, State Farm Parkway, and Nifong -- Old Nifong, our two properties off of North Wyatt at 4100, our property at the northwest corner of Vandiver and Rangeline -- that is the former gas station site with the design adjustment for access along collector and arterials less than 300 feet, and then our three short-term rentals. The first graphic in the middle, that is the Goldenwood application, and that is up on the northwest side of town up across from Alpha Hart Lewis Elementary, and then our one off of Gipson is more centrally located in the City, and then our third and lone one is off of Mary Lee, which is down on the south end of town just to the west of Forum Boulevard. As I indicated, we do have nine Planning Commission items for the upcoming March 20th agenda. It'll be ten, actually, now that we're adding in the Bethel Church request for permanent zoning. So we will have coffee, a light dinner, because we want to keep you all awake, at both the March 6th and March 20th meetings. We look forward to seeing you. We've got a lot to prepare for.

MR. CRAIG: And I'd like to apologize preemptively to my colleague, Earl Kraus, who will be sitting in for me on the March 6th agenda meeting as I will be in Hawaii visiting my brother, and he'll be here doing nine cases, so --

MR. ZENNER: Do not send me a warm picture, Mr. Craig. I will be jealous. I can't go out in my RV, as many of you know. It's frigid, and I don't want to come back as an ice cube, so -- but I will be gone in the summer sometime, so you won't see me then. With that, that is all we have to offer you tonight as a -- as a preview of upcoming attractions. I do appreciate your -- your input this evening. Hopefully, it was meaningful for you as Commissioners, as well. I will continue to work with the staff to incorporate comments and we will work with applicants to ensure that we're getting these questions more fully and thoroughly filled out so we can reduce our meeting time with each of those requests as they come up. We will process a total of eight short-term rentals over the next two meetings, so the volume is coming up. If I come to you and I say we have ten for the first meeting in April, you probably will not see all ten on that agenda. I will ask for them to be separated, but we will keep you informed as the volumes do increase. For the public, March 3rd is the last available application deadline in order to ensure that any short-term rental application is processed through the conditional-use procedure, if necessary, through Council before our June 1st full enforcement deadline. So anyone that is interested in applying for a short-term rental that would require a conditional use are strongly encouraged to do so by March 3rd, 12:00 noon. If they have questions, they can contact our offices, [planning@como.gov](mailto:planning@como.gov) or they can call us at 573-874-7239. Thank you very much.

#### **IX. COMMISSIONER COMMENTS**

MR. STANTON: Commissioner comments? As a tradition, because it is Black History Month, I wanted to bring a nice little tidbit that is very pertinent to our -- to our community, and that is in 1959, Miles Manor Subdivision was established. That's -- what is Miles Manor, may you ask? Well, it was a



subdivision created by an African American woman and her husband, Clara Miles, who were direct victims of the urban renewal that happened in the inner City of Columbia. So I do believe, like, nine families got together, and they looked for some land to buy, and no one would sell them any land. But this deal ended probably being one of the best real estate deals in Columbia. So off of Stadium, if you know where the Martin Luther King Trail is, this is actually the Miles Manor is off of White Oak Lane, which is off of Stadium and it's nestled up in the woods there, and is a subdivision that a group of African American families got together and were fortunate to buy this land. I heard it was, like, a pig farm and it was over by -- it was like a land fill used to be over there, too. It wasn't choice land at the time, but due to the fact that they made -- they made it happen, it is definitely designated as one of the big achievement subdivisions created by African Americans in this community, and it still exists. A couple of years ago, I was honored to put a plaque there, and there was an African American Heritage Trail plaque there at the intersection of White Oak, and I forgot the other street's name that goes into the subdivision, but it still exists. And I think it's -- it's like the perfect environment because it is nestled back in the woods. You wouldn't really know it's there. It's a nice quiet neighborhood. So I encourage you guys to go check it out. You know, it's by the Martin Luther King Memorial. You just take the left and voila. So I would like to honor Ms. Miles and her achievements at Miles Manor in the first subdivision bought and created by an African American in Columbia. Thank you. Any other comments from Commissioners?

MS. LOE: If there are no other -- thank you for that, Mr. Stanton.

**X. ADJOURNMENT**

MS. LOE: And I would like to make a -- I move to adjourn.

MS. ORTIZ: Second.

MR. STANTON: Second by Ms. Ortiz. It's been moved and properly seconded. All those in -- well, do we have to take a vote on this? All those in favor, thumbs up. All those opposed, thumbs down.

(Unanimous vote for approval.)

MR. STANTON: Motion carries. Thanks for allowing my leadership this evening, and I can't wait for Ms. Jones to get back. Oh, meeting adjourned.

(The meeting adjourned at 7:36 p.m.)

(Off the record.)