

MINUTES
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
SEPTEMBER 7, 2017

COMMISSIONERS PRESENT

Mr. Rusty Strodtman
Ms. Tootie Burns
Ms. Sara Loe
Ms. Lee Russell
Mr. Anthony Stanton
Mr. Dan Harder
Ms. Joy Rushing
Mr. Brian Toohey
Mr. Michael MacMann

I) CALL TO ORDER

MR. STRODTMAN: Good evening, everyone. I'd like to welcome you to the September 7, 2017, City of Columbia Planning and Zoning Commission. May we have a roll call, please?

MS. BURNS: Yes. Nine, we have a quorum.

MR. STRODTMAN: Full house. Thank you, Ms. Burns.

II) APPROVAL OF AGENDA

MR. STRODTMAN: Mr. Zenner?

MR. ZENNER: There are no changes to the agenda, sir.

MR. STRODTMAN: Thank you.

III) APPROVAL OF MINUTES

MR. STRODTMAN: Commissioners, we were sent the August 24, 2017, minutes. Are there any corrections or notations needed to those minutes? I see none. I'll have a thumbs up approval of that.

(Unanimous vote for approval.)

MR. STRODTMAN: I see all thumbs -- thumbs up. Thank you for that full approval.

IV) TABLING REQUESTS

MR. STRODTMAN: We have before us two tabling requests this evening.

Case No. 17-172

A request by Crockett Engineering Consultants (agent) on behalf of Fred Overton Development, Inc. & Andrews, ET AL (owners) to annex 54 acres into the City of Columbia and apply R-1 (One-family Dwelling District) as permanent zoning. The subject site is located on the north side of Gillespie Bridge Road, approximately 1,500 feet west of Louisville Drive. (The

applicant is requesting that this item be tabled to the September 21, 2017, Commission meeting. This is the applicant's second tabling request.)

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

MR. ZENNER: I think the facts are fairly straightforward here. We have an issue where we are needing to have some additional time to work out a couple of details associated with this annexation and permanent zoning request. The applicant identified those same concerns. This generally has to deal with some additional negotiations as it relates to some offsite potential dedication of parkland area up in this general area, and we are working on some additional details associated with -- changes that go along with the development plan that will come with this for the subdivision, so we're trying to get the two packaged pieces together. We believe that September 21st will be an adequate period of time by which to allow us to have those details pulled together to bring the proposal to you at the next Planning Commission meeting. We are supportive of it. We are making progress with the applicant to get to a recommendation or a staff report, so we do not have an issue with the second tabling request.

MR. STRODTMAN: So, Mr. Zenner, it's safe to say it's more of a complexity of the situation than it was a -- the applicant just didn't do something in time?

MR. ZENNER: That is correct. The general complexity with an offsite potential dedication of some parkland and then some issues that have arisen as we were going through the actual subdivision plan review and outstanding comments associated with that which is -- would run concurrently, basically, with this permanent zoning request.

MR. STRODTMAN: Thank you. Any questions of staff, Commissioners? I see none. It is our standard practice, even though it's not a public hearing, if there is anyone in the audience that would want to come forward and give us any information on this matter, you're welcome to. You don't have to, but you're welcome to. I see none. So, Commissioners, any questions, motion? Mr. Stanton?

MR. STANTON: As it relates to Case 17-172, I move to table this case until September 21.

MS. LOE: Second.

MR. STRODTMAN: Thank you, Mr. Stanton, for the motion to table Case 17-172 till September 21, 2017, and, Ms. Loe, thank you for that second to that same motion. Commissioners, is there any further discussion needed on that motion? I see none. When you're ready, Ms. Burns.

MS. BURNS: Yes.

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

MS. BURNS: Nine to zero, motion carries.

MR. STRODTMAN: Thank you, Ms. Burns, and for your pen.

Case No. 17-211

A request by Crockett Engineering (agent) on behalf of William D. Powell (owner) for approval of a PD plan to be known as "Schilb Antiquarian". The 1.97-acre site is located at 2625

South Providence Road and is currently zoned PD (Planned District) and part of the "Stoney Creek C-P Development Plan". The subject lot is currently under review (Case No. 17-159, Stoney Creek Plat 2) for a platting action that would create the two lots as depicted on this PD plan, and an associated PD minor amendment (Case No. 17-196) that update the existing "Stoney Creek C-P Plan" to include the newly-created lots 2A1 and 2A2. (The applicant is requesting that this item be tabled to the September 21, 2017, Planning Commission meeting.)

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

MR. ZENNER: Yes. I will try to simplify that for you. We have got a request to table this -- two lots. It was identified as we were preparing for this meeting that, unfortunately, review comments had believed to have been sent out. They were, unfortunately, not. While that was unfortunate on our part, it was fortunate on our part, as well, that the applicant indicated that they needed to make a couple of additional changes to the site plan. So by no fault of anyone, we needed to table the project because we had some additional work that needed to be done and some comments that needed to be addressed. This is the case's first tabling and it is being requested to be tabled because it was publicly advertised for this hearing date. We do have a representative from Crockett Engineering here today if you have any additional questions regarding this particular item, but we do have some technical matters that we're trying to take care of here and this delay will allow for those technical matters to be addressed.

MR. STRODTMAN: Thank you, Mr. Zenner. Commissioners, are there any questions of staff? I see none. As I mentioned earlier, as a past practice, if there is anyone in the audience that would like to come forward. It is not a public hearing, but if you have some information that's relevant to this case, you're welcome to come forward and give it to us at this time. And if not, I'll close that part. Commissioners, discussion, motion? Yes, ma'am?

MS. RUSSELL: In the case of 17-211, I move that we table it -- table the case until the September 21st meeting.

MR. MACMANN: Second.

MR. STRODTMAN: Thank you, Ms. Russell, for a motion to table Case 17-211 to the September 21, 2017, Planning Commission meeting, and thank you, Mr. MacMann, for that second to that same motion. Commissioners, is there any discussion needed? I see none. We can have a roll call, please, Ms. Burns.

MS. BURNS: Yes.

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

MS. BURNS: Nine to zero, motion carries.

MR. STRODTMAN: Thank you, Ms. Burns. And that case will be tabled until the September 21st Planning and Zoning Commission meeting.

V) SUBDIVISIONS

MR. STRODTMAN: Moving to our first and only subdivision matter, Case 17-207. At this time, I would ask any Commissioners who has had any ex parte communications prior to this meeting related to this Case 17-207, please disclose that now so all Commissioners have the same information to consider on behalf of them. I see none. Thank you.

Case No. 17-207

A request by C. Stephen Heying Surveying (agent) on behalf of Horizon Steel Buildings (owner) for approval of a four-lot final plat and replat of R-2 (Two-Family Dwelling) zoned property, constituting a replat of Lots 11 and 12 of Renaissance Meadows as well as unplatted property, to be known as Renaissance Meadows - Plat 3. The 0.84-acres subject site is located at the northwest corner of Ria Street and McKee Street.

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

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of the proposed final plat of Renaissance Meadows - Plat 3.

MR. STRODTMAN: Thank you, Mr. Zenner. Commissioners, are there any questions of staff? Mr. MacMann?

MR. MACMANN: Just very briefly. Thank you, Mr. Chairman. Mr. Zenner, the electrical easement and the storm water, what are they going to do there?

MR. ZENNER: They're both existing, so you have an existing utility easement that runs along the back of the current curb line, which is a requirement -- 10-foot standard utility easement.

MR. MACMANN: Uh-huh.

MR. ZENNER: There is a drainage easement, if I am correct, from the plat that is right here, and this is an above-ground electrical transformer box, if I'm -- if I'm correct, and Mr. Heying here can possibly provide additional comment on that. This will not be impacted by the proposed creation of Lot 12A.

MR. MACMANN: They're not going to move that?

MR. ZENNER: Not to my knowledge. And that -- Mr. Heying may be able to respond to that. That may be something that they are intending on doing. We, however, do not necessarily have an obligation --

MR. MACMANN: You don't require them --

MR. ZENNER: -- to do it.

MR. MACMANN: -- to move that? Okay. You said the setbacks were fine. What was the issue of the storm water? So they had to make some adjustments?

MR. ZENNER: They will need to. They're currently, at this point, there is storm water for the overall Renaissance Plat 2.

MR. MACMANN: Uh-huh.

MR. ZENNER: That was done as a part of that development. When we were bringing in unplatted land into this replatted area, plus the addition of the impervious surface that is going to be created, Chapter 12A does require storm-water management be addressed with the plat, and that would --

we would be able to deal with that storm-water management through the submission of a storm-water management plan, which would need to be received prior to the plat being forwarded to City Council. So your recommendation is subject to the actual final submission of the design plans for that storm-water feature itself.

MR. MACMANN: Just one last thing real quickly. The submission -- is the submission of the storm-water plan sufficient in and of itself, or do you all have to approve that prior to that going on to Council?

MR. ZENNER: It will be as part of our regulatory standards. All construction plans for public improvements must be approved prior to Council receiving the final plan for approval.

MR. MACMANN: By you all?

MR. ZENNER: That's correct.

MR. MACMANN: All right. That's -- that's what I wanted --

MR. ZENNER: By our -- by our building and site development division.

MR. MACMANN: All right. Thank you, Director Zenner.

MR. STRODTMAN: Commissioners, any additional questions? I see none. We'll go ahead and open this up. Even though it's not a public hearing, we, in past practice, will open a subdivision matter to anyone that's in the audience. So if you would like to come forward and give us any information that's related to this case, we appreciate that, and just give us your name and address.

MR. HEYING: C. Stephen Heying, surveyor, 1202 Madison Street, Columbia, Missouri, and I'm here just to answer any questions.

MR. STRODTMAN: Commissioners, any questions for this speaker? Thank you, Mr. Heying. Anyone else like to come forward? I see none -- no one. Commissioners, questions, comments? Ms. Russell?

MS. RUSSELL: Well, I actually have a question for Mr. Zenner. In the motion, do you need us to add the upon approval of the storm-water portion?

MR. ZENNER: If you would like to, you can. That is a standard requirement internally for us.

MS. RUSSELL: So it's not really necessary?

MR. ZENNER: It's not necessary in my mind, but if you feel comfortable doing that or feel it essential, you are more than welcome to add that.

MS. RUSSELL: Thank you.

MR. STRODTMAN: Any additional questions or discussion, Commissioners? Motion? Ms. Russell?

MS. RUSSELL: In the case of 17-207, I move to approve the final plat for Renaissance Meadows Plat 3 upon approval of storm-water site plans prior to forwarding to City Council.

MR. STANTON: Second.

MR. STRODTMAN: Thank you, Ms. Russell, for that motion for Case 17-207 for approval, as well as with the site plans for storm water, and Mr. Stanton for seconding that motion. Commissioners, is

there any discussion needed on that motion? Questions? Mr. MacMann?

MR. MACMANN: Just real quick, and perhaps I didn't hear it. Commissioner, did you say final plat and replat, or just final plat? Your motion was for both?

MS. RUSSELL: Approval of the final plat.

MR. MACMANN: Do we need –

MR. ZENNER: No. It's a final plat.

MR. MACMANN: All right. All right.

MS. RUSSELL: It's a final.

MR. MACMANN: Never mind.

MR. STRODTMAN: Any additional questions? 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. Strodtman, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Loe, Mr. Harder, Mr. MacMann, Mr. Stanton. Motion carries 9-0.

MS. BURNS: Nine to zero, motion carries.

MR. STRODTMAN: Thank you, Ms. Burns. Our recommendation for approval will be forwarded to City Council for their consideration. That is the last of our public -- all of our matters this evening.

VI) COMMENTS OF THE PUBLIC

MR. STRODTMAN: Is there anybody in the public who would like to come forward and give us some comments?

VII) COMMENTS OF STAFF

MR. STRODTMAN: Mr. Zenner?

MR. ZENNER: Yes. Your next meeting will be September 21, same time, same place. You have a series of items on the agenda. We have our subdivisions, we have two of them that are coming up; TKG University Centre. This out by Lucky's, just to the south of it. The Athens Subdivision, which is a final plat. You will have a series of combined public hearings and subdivisions as you're dealing with annexations and corresponding preliminary plats. The Perche Ridge annexation and permanent zoning request, 172, was the one that you have just tabled this evening. Its corresponding plat, which is 171, will be handled in the same presentation. And then we have one final public hearing, and that was for the Antiquarian, which is what we tabled this evening, as well. The public hearing subdivisions may be subject to change. Both of them at this point, if I am correct, are on their second tabling requests. If we do need to bring forward an additional tabling request, that will most likely be at staff's desire just because we are working on the complexities of both of these annexation proposals. I do not believe that that, however, may be the case. We are coming very close to being able to wrap up the Caulder-Brooks package at this point, so I don't think we're going to have that issue. And then the Perche Ridge one is pretty well squared away. Just so you know what we're talking about, these maps are probably something that you have seen previously. The University Centre Subdivision plat there just south of Lucky's, the Athens Subdivision plat.

This is more in the downtown area. Then you have the Brooks project which is off of WW across from the Elks Lodge. Both areas of annexation and subdivision plat approval are the same. Our Overton project, the Perche Ridge, are two slightly different areas. Annexation is larger than the subdivision plat. And then the Antiquarian. And that is all I have for you this evening because I can't talk anymore.

MR. STRODTMAN: Thank you, Mr. Zenner.

VIII) COMMENTS OF THE COMMISSION

There were no comments from the Commission.

IX) ADJOURNMENT

MR. STRODTMAN: The next meeting date is September 21, 2017, and I would ask for a motion for adjournment, if anybody would like to.

MR. MACMANN: Move to adjourn.

MS. RUSSELL: Second.

MR. STRODTMAN: Mr. MacMann, and second by Ms. Russell. All in favor, thumbs up. We are adjourned. Have a good evening.

(Off the record.)

(The meeting adjourned at 7:20 p.m.)