

EXCERPTS

PLANNING AND ZONING COMMISSION MEETING

JUNE 23, 2016

VI) PUBLIC HEARINGS

Case # 16-124

A request by Jones, Schneider and Stevens, LLC (agent) on behalf of American Truck Repair, LLC (owner) to annex 0.27 acres into the City of Columbia and apply M-1 (General Industrial District) as permanent zoning. The property is currently zoned County M-L (Light Industrial District) and is located on the east side of Highway 763, approximately 500 feet north of International Drive, and addressed as 5210 N Highway 763

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

Staff report by Mr. Clint Smith of the Planning and Development Department. Staff recommends approval of the requested M-1 permanent zoning pending annexation.

MR. STRODTMAN: Are there any questions of staff? Ms. Loe?

MS. LOE: More curiosity. It appears to be the one property along the east side of Highway 763 that wasn't included within City limits. Is there a history behind that?

MR. SMITH: Maybe.

MS. LOE: Okay.

MR. SMITH: Not that I am sure of, but as you can see, I think the property had fallen into disrepair, and so maybe there is no initiative in which to annex it at some point. So that's -- that is as much as I know for a certain fact. Maybe the -- I believe the property -- the current property owner is here now, and he may be able to shed additional light on that if he would choose to.

MS. LOE: Or not. That is okay.

MR. STRODTMAN: Are there any additional questions for staff? At this time, we will open it up for public. If anyone would like to come forward, give us your name and address and give us the information that you can tell us.

PUBLIC HEARING OPENED

MR. STEVENS: My name is Rod Stevens. I am the attorney for American Truck Repair. My business address is 11 North Seventh Street. This is Sky Martin. He is the owner of American Truck Repair. American Truck Repair is a business that is located in Midway. It specialized in repairing large vehicles, and it also tows cars and vehicles in Columbia that are illegally parked. American Truck Repair purchased this property in January of 2016. Shortly thereafter, it demolished some dilapidated buildings that were on the property. American Truck Repair uses this property to park cars that are in working condition. A car gets towed that was illegally parked in the City of Columbia, it is brought to this lot. And within a few days, the owner claims the vehicle and the car is gone. But all cars -- vehicles that are parked here are in working condition. Occasionally, if you've got a vehicle that has been completely

repaired at in Midway and a little bit short of space, occasionally that working vehicle will be placed on this lot, and then it will be picked up by the owner in a fairly short period of time. And, in fact, usually there is no more than three vehicles parked on this property. And the picture that was shown earlier, I think only showed two vehicles in the very back of the lot. So it's just cars, vehicles that are in good working condition that are parked here. American Truck Repair doesn't have any plans at the present time to change the use of the property. It is going to stay the same if the property is annexed. It just -- surface parking is -- you know, the only improvement on this property right now is the surface parking lot, and that is what it is going to be continued to be used for. The property has been cleaned up. I think it is a little bit more desirable than in the past. And it is more attractive than it used to be. ATR believes that it would be beneficial to have this little island of County property made part of the City. It doesn't -- now that it is cleaned up and it's a little more attractive, it would be the logical thing to do to make it part of the City. American Truck Repair understands that if it is annexed, it is going to be subject to City regulation. That is not a problem. So I would be happy to ask -- to answer any questions or Mr. Martin would be happy to answer any questions that you might have.

MR. STRODTMAN: Are there any questions for either speaker? I see none. Thank you.

MR. STEVENS: Thank you.

MR. STRODTMAN: Is there anyone else in the audience who would like to speak on this matter? I see none. We will close the public hearing.

PUBLIC HEARING CLOSED

MR. STRODTMAN: Commissioners, questions, comments, discussion, motion? Anybody have any -- yes, Ms. Russell?

MS. RUSSELL: I'll go ahead and frame a motion.

MR. STRODTMAN: Yes, ma'am.

MS. RUSSELL: It seems pretty easy. In the case of 16-124, American Truck Repair annexation and permanent zoning, I move that we approve the permanent zoning pending annexation.

MS. RUSHING: Second.

MR. STRODTMAN: We have a motion and Ms. Rushing has a second. Is there any questions on this motion? I see none. Mrs. Secretary -- Ms. Secretary, may we have a roll call, please.

MS. LOE: Yes, Mr. Chairman. Case 16-24 [sic].

Roll Call Vote (Voting "yes" is to recommend approval. Voting Yes: Mr. Stanton, Mr. Strodtman, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Loe, Mr. Harder. Motion carries 8-0.

MS. LOE: We have eight votes for, none against. The motion carries. Recommendation for approval will be forwarded to City Council.

MR. STRODTMAN: Thank you, Ms. Secretary. Moving on to our last case.