

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
June 24, 2021

Case Number 180-2021

A request by Allstate Consultants (agent), on behalf of the Crossing-EPC of Columbia (owner), for a one-lot replat to be known as "The Crossing-EPC Plat 6", a replat and consolidation of The Crossing-EPC Plat 5, and two unplatted lots located to the southwest. The Property is 27.80 acres and is zoned A (Agriculture). The property has frontage on Grindstone Parkway, Rock Quarry Road, and Southland Drive, and is addressed 3615 Southland Drive.

MS. LOE: May we have a staff report, please?

Staff report was given by Ms. Rachel Smith of the Planning and Development Department. Staff recommends approval of the "Crossing EPC-Plat 6".

MS. LOE: Thank you, Ms. Smith. Before we move on to questions for staff, I'd like to ask any Commissioners who have had any ex parte related to this case to please share that so all Commissioners have the benefit of the same information on the case in front of us. Seeing none. Are there any questions for staff? Mr. MacMann?

MR. MACMANN: Just a quick point of information, but I might as well ask this question now. This may be a Mr. Zenner or a Mr. Teddy question. When will we resume public information meetings, do we know?

MR. ZENNER: At this point, we are not sure, and the process that we are utilizing now is what we refer to as early postcard notification --

MR. MACMANN: Uh-huh.

MR. ZENNER: -- which is actually sent out the same week that the projects are generally received to property owners within 185 feet and homeowners' associations within 1,000 feet, leaving -- providing that out as early notice to alleviate the need at this point to hold in-person early notification meetings after hours here in City Hall. And that is something that we implemented at the beginning of the Covid process. We have found that it has not posed any issue with comments or questions being asked, which is really part of the purpose for why we did the early notification meetings. However, it has also reduced the building having to be open after business hours, which was a concern and, I believe, still is a concern of the City Manager, as well as it has reduced the necessity for us to have staff here over the 5:00 hour to potentially only receive maybe the applicant and no one else to show up. So we -- we haven't felt that we have extinguished the ability for an individual that may be interested to provide comments or ask questions. We've actually extended an opportunity because not only do we do it a

week after or a week -- the week of the project coming in, for any public hearing item, we are also providing then the follow-up postcard and the follow-up notice. So I would suggest to you that, at this point, when we initially initiated not having meetings, we had initiated that with the objective of potentially not resuming them post-pandemic. I would suggest that while we are out of emergency declaration at this point, we could, and we can take up with the City Manager, if you would like us to have the building left open after 5:30.

MR. MACMANN: My concern is as follows. I'm sorry to take your time here, but we need to make this point at some juncture. My concern is as follows. Exemplar, the one and 20 issues that come before us, Green Meadows Circle, something like that that we're going to have that. I've taken up enough time. You answered my question. Thank you very much. Thank you, Madam Chair, for your indulgence.

MS. LOE: Any additional questions for staff? Seeing none, we'll open up the floor to public comment.

PUBLIC HEARING OPENED

MS. LOE: This is a subdivision, but if there are any public comments, we will entertain those. Seeing none, we'll --

MS. CARROLL: Do we need to note that Mr. Stanton arrived?

MS. LOE: We can acknowledge Mr. Stanton has arrived at the meeting, so we now have eight in attendance. Correct?

MS. CARROLL: Yes.

MS. LOE: Good to see you, Mr. Stanton. All right. Closing public comment on the subdivision.

PUBLIC HEARING CLOSED

MS. LOE: Commission discussion? Mr. MacMann?

MR. MACMANN: If my fellow Commissioners do not have any questions or concerns that they wish to raise? Seeing none. In the matter of The Crossing-EPC Plat 6, Final Plat, Case Number 180-2021, approval of The Crossing-EPC Plat, Final Plat, I move to approve.

MR. STANTON: Second.

MS. LOE: Seconded by Mr. Stanton. We have a motion on the floor. Any discussion on that motion? I see none. Ms. Carroll, may we have roll call, please.

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

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

MS. LOE: Thank you, Ms. Carroll. Recommendation for approval will be forwarded to City Council.