

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**DECEMBER 10, 2020**

**Case Number 24-2021**

**A request by Timothy Meyers (member), on behalf of Mr. G's Properties, LLC (owner), to permit the use of Personal Services- General, such as a barber shop or salon, on the site generally located at the northeast corner of Warwick Street and Vandiver Drive. The 0.58-acre property is zoned M-OF (Mixed-Use Office) and is addressed 1809 Vandiver Drive.**

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

Staff report was given by Mr. Brad Kelley of the Planning and Development Department. Staff recommends approval of the proposed conditional use permit to allow establishment of "Personal Services, General" uses, upon the subject site.

MS. LOE: Thank you. Before we move on to questions, I would like to ask any Commissioner who has had any ex parte related to this case to please share that with the Commission now so we have benefit of the same information. Seeing none. Are there any questions for staff? Good report. All right. In that case we will move straight to public comments.

**PUBLIC HEARING OPENED**

MS. LOE: Would anyone like to make any comments on this case? Please give your name and address for the public record.

MR. MEYERS: Hello, Commissioners. Tim Meyers. I've been the owner of this property for around 30 years.

MS. LOE: Thank you. Mr. Meyers, can you give us your address as well?

MR. MEYERS: 1809 Vandiver Drive. I've -- I just wanted to ask for a continued use of the property as we have been using it for 14 years. It's been great for not only the neighborhood, and I've gotten nothing but positive responses from 11 homes in -- directly behind me. I've had lots of positive response from them. A lot of people use the property and the services in there. And also, it's been great -- most -- my property has been almost exclusively with minorities that are trying to start businesses, and they love it there. The response has been good, the services are excellent, and we would just like to continue. That's all.

MS. LOE: Thank you. Are there any questions for Mr. Meyers? Ms. Rushing?

MS. RUSHING: Mine is not a question, but I did go out and walk around this property, and everything that Mr. Meyers says about it is accurate. I'm -- I've loved this building because it is made up of a lot of small businesses giving their owners an opportunity to make a go of it, and I wish we really had more places like that. It's -- I want to use the word cute. I don't know if you use that for a building, but I was really impressed with what was going on there.

MS. LOE: Thank you. Any additional comments or questions? I see none at this time. Thank you, Mr. Meyers.

MR. MEYERS: Thank you. Thank you very much. Thanks, Brian.

MS. LOE: Any additional public comments?

MS. ALVAREZ: Hello, Commissioners. I just want to make a comment for my daughter, Alaina Alvarez. She rents one of the --

MS. LOE: If you can -- sorry, if you can just give us your name and address for the record.

MS. ALVAREZ: Marie Alvarez, 406 Alexander Avenue --

MS. LOE: Thank you.

MS. ALVAREZ: -- Columbia, Missouri. My daughter rents one of the units, and she is a minority Hispanic. And she is 21 and just starting up. And this has given her an awesome opportunity to -- business owner as a woman. And in that building, there's a lot of women, so it's helping minorities and women in that building.

MS. LOE: Sounds great.

MS. ALVAREZ: And a lot of people in the building who come to use the services have said that they have really appreciated that there's -- they're giving the services on the north side, so they don't have to go on the south side.

MS. LOE: Thank you.

MS. ALVAREZ: Thank you.

MS. LOE: Are there any questions? Thank you. Any additional comments? If not, we'll close the public comment period.

#### **PUBLIC HEARING CLOSED**

MS. LOE: Commission discussion? Mr. MacMann?

MR. MACMANN: If fellow Commissioners have no comments, in the matter of Case 24-2021, Mr. Meyer's cute and diverse property. He is requesting a change of use permit, and I submit that we should give it to him.

MS. RUSHING: Second.

MR. STANTON: Second.

MS. LOE: I'm going to give it to Ms. Rushing. A second by Ms. Rushing. 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: Mr. Toohey, Ms. Burns, Ms. Carroll, Ms. Loe, Mr. MacMann, Mr. Stanton, Ms. Geuea Jones, Ms. Rushing. Motion carries 8-0.**

MS. CARROLL: We have eight votes to approve. The motion is carried.

MS. LOE: Recommendation for approval will be forwarded to City Council. That brings us halfway through our agenda, just about. All right.