

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
JULY 19, 2018

MS. LOE: Before I ask staff for their report, I would like to ask any Commissioner who has had any experience prior to this meeting related to Case 18-144 to please disclose that now so we all have the same information to consider on behalf of the case in front of us. Seeing none. This is case -- I guess I should read the case first, shouldn't I?

Case No. 18-144

A request by C. Stephen Heying Surveying (agent) on behalf of Horizon Steel Buildings, LLC (Owner), for approval of a three-lot final plat of R-2 (Two-Family Dwelling) zoned property, constituting a replat of Lots 11 and 12 of Renaissance Meadows - Plat 1, as well as unplatted property, to be known as Renaissance Meadows - Plat 3. The 0.84-acre subject site is located near the northwest corner of Ria Street and McKee Street, and includes property currently addressed as 4421, 4431 and 4433 Ria Street.

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

Staff report was by Mr. Clint Smith of the Planning and Development Department. Staff recommends approval of the final plat for Renaissance Meadows - Plat 3.

MS. LOE: Thank you. Any questions of staff? Mr. MacMann?

MR. MACMANN: Just real quick. Planner Smith, you said conditional on the storm-water finalization; did I catch that?

MR. SMITH: Correct.

MR. MACMANN: All right. Thank you.

MS. LOE: Any additional questions? Mr. Stanton?

MR. STANTON: Does that condition need to be in the recommendation or amendment?

MR. SMITH: No, I don't think so. I think the approval would be fine. It's just procedurally, we can't move it to Council until that -- that requirement has been fulfilled.

MS. LOE: Any additional questions? Seeing none. Public comment? No.

MR. ZENNER: Up to you. You historically allow public comment. Subdivision action is an administrative act.

MS. LOE: Misleading precedent. This is a subdivision, so it's not a public hearing, but historically we have allowed public comments. So if anyone would like to come forward to the podium and provide public comment, we would welcome that information. Please state your name and address for the record.

MR. HEYING: My name is C. Stephen Heying, office at 1202 Madison Street. I am the surveyor,

the representative for the owner and developer. This is a neighborhood improvement. Tore down a double-wide and an old garage that dated back over 50 years, and then reconfigured to make the existing lots a better configuration with that additional backyard from that long, narrow lot. It is actually more than three to one, which actually is not a good configuration once it's get -- becomes over three to one, so we fixed that, as well. So this is a neighborhood improvement, you know, by reconfiguration and getting rid of the double-wide, non-conforming, and a -- and a separate outbuilding garage-type building. I've been here before, September 2017. This has been heard before. There was some stuff over the needing to remove the double-wide and the garage first before we went on to City Council, and then also the storm-water, trying to figure out what part of the regulation we're supposed to conform with with storm water. And so, that's been the -- the delays for a year.

MS. LOE: I thought it looked familiar. Are there any questions for this speaker? I don't see any. Thank you, Mr. Heying. Any comments? Any motions? Mr. MacMann?

MR. MACMANN: In the matter of Case -- if there are no -- okay. In the matter of 18-144, Renaissance Meadows - Plat 3, final plat, again, Mr. Smith, no need for a conditional? All right. Thank you. I move for approval.

MS. LOE: I'll second that. Ms. Loe, second. Ms. Burns, can we have a vote.

MS. BURNS: Yes.

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

MS. BURNS: Eight to zero; motion carries.

MS. LOE: Thank you. Recommendation for approval will be forwarded.