

EXCERPTS
PLANNING AND ZONING COMMISSION MEETING
COLUMBIA CITY HALL COUNCIL CHAMBER
701 EAST BROADWAY, COLUMBIA, MO
JUNE 6, 2019

Case Number 136-2019

A request by Crockett Engineering (agent), on behalf of the Broadway Shops, LLC, (owner), for a major amendment to the existing Broadway Shops Lot 1 C-P Plan. The revision includes an updated Statement of Intent to revise the list of permitted uses. The 7.32-acre site is zoned PD (Planned Development) and is generally located northeast of the intersection of East Broadway and Trimble Road and is addressed 2703 East Broadway.

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

Staff report was given by Ms. Rachel Bacon of the Planning and Development Department. Staff recommends approval of the revised Statement of Intent.

MS. LOE: Thank you, Ms. Bacon. Before we move on to Commissioner questions, I would like to ask any Commissioner who has had any ex parte prior to this meeting related to Case 136-2019 to please disclose that now so all Commissioners have the same information to consider on behalf of this case. Seeing none. Are there any questions of staff? Mr. MacMann?

MR. MACMANN: Sorry. Ms. Bacon, I apologize. I did not read carefully when Mr. Zenner put this out. And this is just a procedural question. Was the medical marijuana dispensary noticed last, you know, Thursday or Friday, whenever he put this out?

MS. BACON: So there's three SOI revisions, so we noticed it as a revision to the Statement of Intent. When I did the public information meeting, I specifically noticed it as marijuana as we spent more time with the case reviewing what was approved in 1996 and then what they're asking for today. I notice that there were, indeed, three uses that were being asked to be included, so we made it a little bit more general.

MR. MACMANN: Okay. I just didn't -- I guess I just didn't read things very carefully. Thank you.

MS. LOE: Any additional questions of staff? Seeing none, I'll open up the public hearing.

PUBLIC HEARING OPENED

MR. CROCKETT: Madam Chair, members of the Commission, Tim Crockett, 1000 West Nifong. I will not talk about variances. I'm not going to talk about landscaping, any of that stuff. We think this is a fairly straightforward request, we believe. It's a modification to a Statement of Intent to allow medical marijuana dispensaries, to allow the artisan industry, and then also update the Statement of Intent to allow for the light-vehicle repair, if you will, or the Break Time Convenience Store. So with that, again, I think it's fairly straightforward. I'm happy to answer any questions. I'm not doing any site modifications,

just the simple updating of the Statement of Intent. Mr. Jay Leonard, who is the owner of the property, is here, as well, to speak if need be.

MS. LOE: Any questions for Mr. Crockett? I see none.

MR. CROCKETT: Thank you.

MS. LOE: Thank you. Any additional speakers on this case? Seeing none, we'll close public comment.

PUBLIC HEARING CLOSED

MS. LOE: Commission discussion? Mr. Stanton?

MR. STANTON: I'd like to make a motion, ma'am, expeditiously. As it relates to Case 136-2019, Broadway Shops PD amendment, I move to approve the revised Statement of Intent.

MR. STRODTMAN: Second.

MS. LOE: Second, Mr. Strodman. We have a motion on the floor. Any discussion on this motion? I see none. Ms. Burns, may we have a roll call, please.

MS. BURNS: Yes.

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

MS. BURNS: Eight to zero, motion carries.

MS. LOE: A recommendation for approval will be forwarded to City Council. That concludes our public hearings for the evening.