

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**DECEMBER 6, 2018**

**MS. LOE: That brings us to our next case,  
Case 08-2019**

**A request by Crockett Engineering on behalf of Quaker Manufacturing, LLC, for approval of a one-lot final minor plat of IG zoned property to be known as Paris Road Park Plat Number 1. The 14.14-acre subject site is located at 4501 Paris Road.**

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

MR. SMITH: Yes, thank you, Madam Chairman. The site here is currently improved, the industrial site on a 14.14-acre site as you mentioned. It had previously been on unplatted. The property owners did submit an application to the City for new construction which triggered the need to plat the lot in order to be able to obtain a building permit. This is the subject site along Route B and also Paris Road. You see they have some tree coverage on the south side. The site is currently surveyed all utilities and no design adjustments. The only improvements will be required is sidewalks. And they do require a preservation easement to be recorded along with the plat, so that would be completed. If you notice, that is the one -- part of the plat that has not been completed at this point, but that will be done prior to the recording of the final plat. Other than that, it's pretty straightforward subdivision request. It meets all the requirements of the UDC. And we are recommending approval of the final plat. I would be happy to answer your questions.

MS. LOE: Thank you. Before we move on to commissioner questions I will like to ask any commissioner who has had ex parte prior to this meeting related to Case 08-2019 to please disclose that now so all commissioners have the same information to consider. Seeing none, any questions for Staff? Mr. MacMann?

MR. MACMANN: I have a technical question because this is going to -- this may be for Mr. Zenner. This lot was never platted and now will be essentially redeveloped. Correct? The stormwater regulations which required them to -- or us in general to not allow any more water -- often -- that's currently going on. Is that detained in the -- are you with me? We don't have a hole there, that's what I'm looking for.

MR. ZENNER: For stormwater?

MR. MACMANN: Yes, because it wasn't platted before and it never

crossed my mind.

MR. SMITH: I don't know what the existing stormwater is. I don't know if they were required to provide any stormwater, but I am sure the applicant's representative will probably talk about specific --

MR. MACMANN: I'm trying to get back to the point where the passed the UBC, no more goes off right now. This doesn't --

MR. ZENNER: Most development flows based on the way the stormwater ordinance on undeveloped tracts plan, post-development flow can't be any greater than pre-development flow. There is a flowchart and series of requirements in Chapter 12.a of the code. It's a stormwater ordinance that must be followed by any individual that is proposing to redevelop or add-on to properties that are already existing developed. Mr. Crockett and his engineering firm are well acquainted with that and I will let him explain in greater detail what those standards may be and how they are utilized. But in summary there is a flowchart and if you follow the flowchart and you go down one branch, you have potential more significant stormwater improvements that you have to install. If you follow the other branch of the flowchart, you may not have stormwater requirements and it's all about -- if I'm not incorrect -- how much impervious surface you are adding or taking away. That's very simplistic and non-engineer perspective of how our stormwater ordinance works. And I may be wrong. In general, we have tree reservation which is required as part of our current code which does help to alleviate the offsetting stormwater. That is being corrected at this point and in order to be able to get the building permit, because it is not a legal lot by definition, the platting action comes into play. So what's happened here is an expansion of the building is desired. Our building site development staff has identified it's not only a lot, the permit's delayed. The plat's being potentially improved meaning all of our other regulatory requirements for platting and the permit can be issued subject it meeting or other regulatory standards, which are outside the UDC and stormwater is outside, but in general in a nutshell, post-development flow can be no greater than pre, which means the addition is going to have to be captured somehow on the site if required by our stormwater manual. With that, I think Mr. Crockett may be able to provide the answer more specific to this particular question.

MS. LOE: Any additional questions? Seeing none, if there's anyone in the public that would like to come forward and offer some information that will help us, we would welcome that.

### **Public Hearing Opened**

MR. CROCKETT: Tim Crockett, Crockett Engineering, 1000 West Nifong. I'll start with the purpose of the plat again, it is on platted property. Quaker is in the

process of going through a substantial building expansion. They're going to add a Line 6 to that facility, which is going to create a little over a 20,000-square-foot building addition. They put about 25 additional -- 25 additional jobs on the site. So with that, again, we have a large building expansion on this site, Mr. MacMann. So it does trigger a redevelopment classification. However --

MR. MACMANN: Thank you, Mr. Crockett. That wasn't -- Mr. Zenner at length answered the question I **didn't** ask. I appreciate you willing to address that concern.

MR. CROCKETT: We are not only going to address our stormwater from our expansion, but we are going to reduce some of the stormwater implications from existing site. That's where it falls in the chain. With that, again, it's just a straightforward -- sort of a straightforward replat. I'm sorry, a straightforward plat of unplatted properties. I'd be happy to answer any questions should you have any.

MS. LOE: Any questions for this speaker? Straightforward plat questions? I see none. Thank you, Mr. Crockett. Any other speakers? Seeing none, we're going to close the public hearing.

**Public Hearing Closed**

MS. LOE: Commission discussion? Mr. Stanton?

**MR. STANTON: I'd like to entertain a motion.**

**MS. LOE: I would entertain that.**

**MR. STANTON: As in Case 8-2019, Paris Road Plat Number 1, Final Plat, I move to approve.**

**MS. RUSHING: Second.**

MS. LOE: Second by Ms. Rushing. We have a motion on the floor. Any discussion? Seeing none, Ms. Burns, may we have a roll call, please?

**MS. BURNS: Yes, Mr. Harder?**

**MR. HARDER: Yes.**

**MS. BURNS: Mr. MacMann?**

**MR. MACMANN: Yes.**

**MS. BURNS: Mr. Stanton?**

**MR. STANTON: Yes.**

**MS. BURNS: Mr. Strodtman?**

**MR. STRODTMAN: Yes.**

**MS. BURNS: Ms. Rushing?**

**MS. RUSHING: Yes.**

**MS. BURNS: Ms. Loe?**

**MS. LOE: Yes.**

**MS. BURNS: Seven to zero, motion carries.**

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