

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**July 22, 2021**

**Case 200-2021**

**A request by Simon & Struempf Engineering on behalf of Jeremy Spillman and Brooks Chandler seeking approval of a final minor plat of 2.4 acres to be known as OPR Subdivision. The parcel is located at 200 West Old Plank Road. The lot is currently zoned R-MF, residential multi-family, and the purpose of the plat is to secure legal lot status for redevelopment.**

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

MR. PALMER: Yes, you may. Thank you, Madam Chair. Excuse me. On this property it is just a final minor plat, so we send out the public info postcards for those. Those were sent on the 30th of June and 35 property owners were notified via that method. This is the aerial kind of isometric view I guess. It gives you a little more context. Bethel Street and Old Plank Road is just to the east of this here. That's the intersection. Bethel Church on the top of the screen there. And then you also see the kind of multi-family and single-family mix of the neighborhood, but we've kind of already addressed that with the zoning. So this is kind of the next step in that process. We annexed this property about a year and a half ago. At that time we zoned it R-MF, which actually was county zoning at the time. And the final plat that we are considering now is to grant legal lot status for development purposes. The applicant intends to develop a multi-family structure here. You can see at the top of the plat there that we dedicate -- the plat dedicates 33 feet of additional right-of-way. For Old Plank Road and also adjacent to that, a dash line just below it there, is the standard ten-foot utility easement. This plat actually also rededicates electrical easements crossing the center of the property. You'll notice that, if you can actually read these, this -- these two notes here say 30-foot electric easement, no recorded document found. That is important because that was one of our comments; that still needs to be addressed. And also the way that we have recently handled easements is when we have a new plat that comes in, we ask that they rededicate the easements to make sure that we're basically covering -- there's an issue with the --

MR. ZENNER: The conveyance component of it. So it -- so the older easements do not contain -  
- the older easement dedication language does not contain the same content that our current easement dedication requirement has within it. So the rededication of an easement that may have been recorded under a former, separate document is supplemented by having it shown on the actual recorded plat with our dedication certificate. So that helps to ensure that all of the rights associated with that easement are actually being properly established as a part of the new platting action. It's more of a surveying, and if I'm

not incorrect and Ms. Thompson can speak to this, more of a law department-related matter, but we're trying to make sure that all the rights that are bundled together with those easements when they are dedicated are properly reestablished in a sense and associated with the right parties.

MR. PALMER: The other minor thing that I forgot to mention, this dimension here should be 33 feet. For some reason it's slightly below that couple, you know, a thousands of a foot for some reason. So as you'll see here, Staff fully believes that the plat is fully UDC compliant except for those two issues which are outstanding surveyor comments. They are being addressed now, and we should have that within a couple days, if not later before -- definitely before it goes to Council obviously. So our recommendation would be approval of the final plat for the OPR Subdivision pursuant to those two minor technical corrections. Happy to answer questions.

MS. LOE: Thank you, Planner --

MR. PALMER: Palmer.

MS. LOE: Palmer, sorry.

MR. ZENNER: You can just refer to him as comrade.

MS. LOE: Thank you, Comrade Zenner. Before we ask for any questions of staff, I would like to ask any commissioner who has had any ex parte prior to this meeting related to this case to please disclose that now so all commissioners have the same information to consider on behalf of the case in front of us. Seeing none, are there any questions for Planner Palmer? Commissioner MacMann.

MR. MACMANN: Thank you, Comrade Loe. This is a question about how to structure a motion. Normally we would approve or disapprove with the scrivener's errors adjusted or amended, addended to our motion. Would this be with the outstanding surveyor comments or what would that be.

MR. PALMER: Yeah. I would say pursuant to the minor technical corrections.

MR. MACMANN: Pursuant to minor technical corrections. All right. I just want to make sure we get the wording correct. Oh, I do have another -- like a point of order thing. And this again may be a Ms. Thompson question. We're just doing this on old plats as they come up rather than seeking people out and asking them to change their wording. Is that correct?

MR. ZENNER: That is correct. So as a project is presented for --

MR. MACMANN: So we're not putting that burden on anyone that has -- okay. That's what I wanted to know. Thank you very much.

MS. LOE: Any additional questions for staff? If not, we will open up the floor to public comment. Seeing no public comment, we will close public comment. Commissioner comment? Commissioner Burns.

MS. BURNS: I have no comment, but I'm here to make a motion if there's not any other questions by my fellow commissioners. In the case of 200-2021 OPR Subdivision final plat, I recommend approval of the final plat entitled OPR Subdivision final plat pursuant to the minor technical corrections.

MR. MACMANN: Second.

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

MS. CARROLL: Commissioner Burns.

MS. BURNS: Yes.

MS. CARROLL: Commissioner Rushing.

MS. RUSHING: Yes.

MS. CARROLL: Commissioner MacMann.

MR. MACMANN: Aye.

MS. CARROLL: Commissioner Geuea Jones.

MS. GEUEA JONES: Yes.

MS. CARROLL: Commissioner Placier.

MS. PLACIER: Yes.

MS. CARROLL: Commissioner Kimbell.

MS. KIMBELL: Yes.

MS. CARROLL: My vote is yes. Commissioner Loe.

MS. LOE: Yes.

MS. CARROLL: We have eight to approve. The motion carries.

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