

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBERS**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**NOVEMBER 9, 2023**

**COMMISSIONERS PRESENT**

**Ms. Sharon Geuea Jones**  
**Ms. Sara Loe**  
**Mr. Anthony Stanton**  
**Mr. Michael MacMann**  
**Ms. Peggy Placier**  
**Mr. Zack Dunn**  
**Mr. Matt Ford**

**COMMISSIONERS ABSENT**

**Ms. Valerie Carroll**  
**Ms. Shannon Wilson**

**STAFF PRESENT**

**Mr. Pat Zenner**  
**Mr. Kiaan Ahamed**  
**Mr. David Kunz**  
**Ms. Rebecca Thompson**

**I. CALL TO ORDER**

MS. GEUEA JONES: I will now call the November 9th meeting of the Planning and Zoning Commission to order.

**II. INTRODUCTIONS.**

MS. GEUEA JONES: Commissioner Loe, may we have a roll call.

MS. LOE: Yes, Madam Chair. Commissioner Wilson? I am here. Commissioner Stanton?

MR. STANTON: Here.

MS. LOE: Commissioner Dunn?

MR. DUNN: Present.

MS. LOE: Commissioner MacMann?

MR. MACMANN: Present.

MS. LOE: Commissioner Carroll? Commissioner Geuea Jones.

MS. GEUEA JONES: Here.

MS. LOE: Commissioner Placier?

MS. PLACIER: Here.

MS. LOE: Commissioner Ford?

MR. FORD: Here.

MS. LOE: We have seven present; we have a quorum.

MS. GEUEA JONES: Thank you.

### **III. APPROVAL OF AGENDA**

MS. GEUEA JONES: Are there any changes to the agenda tonight?

MR. ZENNER: No, there are not, ma'am.

MR. MACMANN: Move to approve.

MR. STANTON: Second.

MS. GEUEA JONES: Approval moved by Commissioner MacMann, seconded by Commissioner Stanton. Is there a thumbs up approval of the motion?

(Unanimous vote for approval.)

MS. GEUEA JONES: Unanimous.

### **IV. APPROVAL OF MINUTES**

MS. GEUEA JONES: We all received a copy of the minutes from our October 19th meeting. Are there any changes or adjustments to the minutes?

MR. MACMANN: Move to approve.

MR. STANTON: Second.

MS. GEUEA JONES: Approval is moved by Commissioner MacMann, seconded by Commissioner Stanton. Thumbs up approval of the minutes?

(Unanimous vote for approval.)

MS. GEUEA JONES: Unanimous. Thank you.

### **V. TABLING REQUESTS**

The first thing on our agenda for this evening is a tabling request.

#### **Case Number 268-2023**

**A request by Crockett Engineering Consultants (agent), on behalf of Faye Nowell (owner), seeking assignment of R-1 (Single-family Dwelling) district zoning as permanent zoning on a 3.65-acre tract located at the corner of West Gillespie Bridge and Chapel Hill Road, upon annexation. The subject site is presently zoned Boone County A-2 and improved with a single-family dwelling and outbuildings addressed as 5550 West Gillespie Bridge Road. (A request to table this item to the December 21, 2023 Planning Commissioner meeting has been received.)**

MS. GEUEA JONES: May we please have a staff report?

MR. ZENNER: Well, my apologies first for the wrong header in the document. This happens occasionally when we copy over things. So we are -- we have the right graphic at least, and we have the right text. This is a request to table the proposed permanent zoning on this tract of land subject to its annexation. Due to an issue that arose in the review -- the technical review of the request, there is difficulty in meeting our fire code standards for water. To serve the property properly, a fire hydrant needs to be within 600 feet of the property. There is a fire hydrant at the end of Becky's Bluff Court, which is the

street that comes in off of Forest Glen Drive on the graphic in front of you. That is to the rear of the property. And without significant improvements to the adjoining lots to create a fire access apparatus road, it was not going to -- it was identified as that not being a possible solution to the problem. That resulted in a potential 700-foot extension of water, the approximate cost of about \$60,000 is estimated by the project engineer. After receiving that information, the applicant asked for advice, and we have instructed them to request that Council give consideration to authorizing staff to prepare an annexation agreement instead of a direct annexation. We have a history associated with this type -- that type of activity. We have a report being presented -- or a resolution, I should say, being presented to Council on November 20th, seeking that authorization. If that authorization is granted, this case will be removed from the Commission's consideration, and it would be processed as an annexation agreement, meaning authorization to connect the parcel in question to City sewer would be granted. However, it would not be required to annex into the City of Columbia until the City decides it is appropriate, and that will potentially be at a later date when water and other public infrastructure is available to the site at a more reasonable cost. That could be a result of development occurring on the west side of the Perche Ridge or some other events occurring within this particular area. That is the reason for the request to table, and we asked for it to be tabled out to the 21st, given that your December 7th meeting was already occupied by another pressing item. So with that, that is all we have to offer. We support the request to allow us to work through our more technical process internally.

MS. GEUEA JONES: Thank you very much. Has any of our other fellow Commissioners had any outside contact related to this, please disclose so. Commissioner MacMann?

MR. MACMANN: Just as an FYI, 30 years ago, Faye Nowell and I used to be really good friends, I have not seen her since that time.

MS. GEUEA JONES: Thank you, Commissioner. Seeing no other disclosures, does anyone have any questions for staff? Seeing none. Was this advertised for public comment?

MR. ZENNER: Yes, it was.

MS. GEUEA JONES: Okay. Did any members of the general public come tonight to speak on this case. Seeing none. Is there any comment on the case? Commissioner MacMann?

MR. MACMANN: Seeing no questions or comments, I have a motion. In the matter of Case 268-2023 -- what are we calling this --

MS. GEUEA JONES: Tabling request.

MR. MACMANN: -- tabling request -- tabling request, I move to date certain 21 December 2023.

MR. DUNN: Second.

MS. GEUEA JONES: The tabling motion has been made by Commissioner MacMann and seconded by Commissioner Dunn. Is there any discussion on the motion? Seeing none. Commissioner Loe, may we have a roll call.

MS. LOE: Yes, Madam Chair.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Loe, Mr. Stanton, Mr. Dunn, Mr. MacMann, Ms. Geuea Jones, Ms. Placier, Mr. Ford. Motion carries 7-0.**

MS. LOE: We have seven votes for. The motion passes.

MS. GEUEA JONES: Thank you. That case will be tabled to date certain December 21st.

## **VI. PUBLIC HEARINGS**

MS. GEUEA JONES: The next item is under Public hearings.

### **Case Number 01-2024**

**A request by Ingram Civil Engineering Group (agent) on behalf of Centerpointe Columbia Real Estate, LLC (owner), for approval of a revised PD Plan for Centerpointe Hospital adding a new thirty bed wing, revised perimeter circulation road, and dumpster location. The 12.1-acre subject site is located at the northeast corner of North Highway 763 and International Drive, and includes the address 1201 International Drive.**

MS. GEUEA JONES: May we please have a staff report?

Staff report was given by Mr. Kiann Ahamed of the Planning and Development Department. Staff recommends approval of the proposed major amendment to Lot 1001 of the Centerpointe Hospital of Columbia PD Plan, subject to technical corrections.

MS. GEUEA JONES: Thank you. Before we go to questions for staff, are there any members of the Commission who would like to disclose outside contact that they've had regarding this case? Seeing none. I just want to take a moment and say thank you. This is the first case you've had in front of us. You did very well. Thank you. Okay. Any questions for staff? Seeing none. Are there any members of the public who are here to speak on this case? Going once, going twice.

### **PUBLIC HEARING OPENED**

MS. GEUEA JONES: Come on forward. Please state your name and address for the record and speak as close into the microphone as you feel comfortable.

MR. INGRAM: My name is Bubba Ingram. My company is Ingram Civil Engineering. Our address is 212 Overlook Circle, Suite 105, in Brentwood, Tennessee. Thank you. I wasn't sure if the reference to the public was us or those that might be from neighboring properties. We're -- we're appreciative of you all allowing us to present this project. We were a part of the project in 2017, and I think, by all accounts, this has been a success, and the addition is a sign of that -- the extra 30 beds. We're here tonight, myself and Robert Marsh, the CEO of the facility, to answer any questions. We're in agreement with staff's position as stated by Kiaan, and I want to thank them for being so helpful and available to us through the process. Being at a distance sometimes can be a little bit of a hurdle, but they've done a great job of helping us through the process, and so grateful for that. We're here to answer any questions and thank you for your time.

MS. GEUEA JONES: Thank you. Are there any questions for this speaker? Commissioner MacMann?

MR. MACMANN: I just have a comment, and that's to follow up on what our speaker just said. Given the complexity of this, when it first came before us in 2017 and several of us were here, I thought we'd be up and down and in and out over this over and over and over, and we have not been. I don't know why that happened. I want to take that as win and hope everything at the facilities is like tip-top, 100 percent. Thank you.

MS. GEUEA JONES: Thank you. Any other comments or questions? Commissioner Placier?

MS. PLACIER: About the only -- what do you call it -- lengthy discussion in the report was about the parking, that you've gone from hospital-level parking now to requiring less parking because of the reclassifications. Having at this point more parking than is designated, I mean, do you have any thoughts about that, about the future of that space? Is there any -- it does seem to be a shame to have so much impervious surface if it's not needed for that classification. But, oh, maybe we'll be looking at a -- an expansion sometime before too long, so that might not be an issue.

MR. INGRAM: Yes, ma'am. Thank you for the comment, and that was probably the item that we spent the most time wrestling with on this. The rest of it was pretty black and white. And, in fact, we do work for this client and others with similar services across the country. And many times these facilities are licensed as hospitals by hospitals by the states, and so it would seem to the local folks, without looking into the services further, that they would fit under the hospital classification. Some folks have gotten so far along now, some cities and municipalities and counties to have a classification for residential treatment and group homes and various distinguishing uses that are in the spectrum of use, and what we find representing these clients across the country is that it's very difficult to pen an ordinance that is going to fit all of these facilities, and the parking specifically that's needed. Some of them support education as nurses come in for training days and so forth. They'll have a spike that may put some more demand in place certain days of a week or in a certain month. There's other things that happen maybe on visitation times where the demand would go up a little bit, but the nature of the facility is that the folks that are staying there are not drivers usually when they come into the facility. So it's just a different kind of facility, and so the parking codes have a difficult time being written precisely to fit the moment. I think, Robert, if you would like to speak on how the parking does --

MS. GEUEA JONES: Oh, just give us one second and then I'll -- we'll finish with you and then we'll go to him, I promise.

MR. INGRAM: Okay. I'm sorry.

MS. GEUEA JONES: Oh, it's okay.

MR. INGRAM: I was just going to let him speak to the -- the parking situation, as he experiences it day in and day out. But that's my finding as a civil engineer representing these facilities different places.

MS. GEUEA JONES: Appreciate that. Anything else for this speaker? Seeing none. Thank you very much.

MR. INGRAM: Thank you.

MS. GEUEA JONES: The next person who would like to come forward, presumably to talk about parking. Name and address for the record, please?

MR. MARSH: Robert Marsh, and the address is in where do I live in Columbia?

MS. GEUEA JONES: Whichever address you would like to give us.

MR. MARSH: So 1201 International is the hospital, but I live in southwest Columbia, so --

MS. GEUEA JONES: New to the community June of last year, love it here. But -- so just to speak to the parking specifically. So when the issue came up and we started working with this group behind it, you know, we did a case study for about three weeks just tracking during our peak kind of operational times, and we were only utilizing about 60, 65 percent of the parking lot during peak times, you know. And then during the overnight, I mean, 20, 25 percent of the parking lot. So certainly we were happy that we didn't have to add more wasted space, I guess, if you will. And, you know, the population we do serve there in psych industry are generally patients that are coming in direct admit from ERs from our community and from local surrounding hospitals. And so, as it was alluded to, they're not coming in with their own vehicles the majority of the time, so you're right on track with that, but, gosh, it would be a shame to have all that space and not really be using it. And so this will get us to a point where we're using more of it, and with the hope that this continues to be a success for the hospital. We'll see what the future brings and being able to create more space to serve more folks that need our help, absolutely.

MS. PLACIER: There could be mini golf.

MR. MARSH: Don't threaten me with a good time.

MS. GEUEA JONES: Any other questions for this speaker? Seeing none. Thank you very much for your time. Very good. Is there anyone else who would like to speak on this case? Seeing none.

#### **PUBLIC HEARING CLOSED**

MS. GEUEA JONES: Are there any Commissioner comments? Commissioner MacMann?

MR. MACMANN: Mr. Ahamed or Mr. Zenner? Thank you. Seeing no other questions or concerns, I have a motion. In the matter of Case 01-2024, Centerpointe Hospital of Columbia PD Plan major PD amendment, I move to approve.

MR. STANTON: Second.

MS. GEUEA JONES: Approval has been moved by Commissioner MacMann and seconded by Commissioner Stanton. Is there any discussion on the motion? Seeing none. When you're ready Commissioner Loe, may we have a roll call.

MS. LOE: Yes.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Ms. Loe, Mr. Dunn, Mr. MacMann, Ms. Geuea Jones, Ms. Placier, Mr. Ford. One abstention by Mr. Stanton. Motion carries 6-0 with 1 abstention.**

MS. LOE: We have six votes for, and one abstention. The motion passes.

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council. Is

there any other motion made on that case? Seeing none.

## **VII. PUBLIC COMMENTS**

MS. GEUEA JONES: Is there anyone here from the public who wishes to make general comments to the Commission? Seeing none.

## **VIII. STAFF COMMENTS**

MR. ZENNER: Yes. Will be very limited. You have a meeting on December 7th. We will have a work session. We will continue our stimulating conversation on the R-C zoning district. Hopefully, give a little bit more information so we can continue to move forward in making decisions. And then you will have a regular meeting at 7:00 p.m. We will have coffee, and we'll have a nice conversation. That conversation is in relationship to our favorite topic that we will be finally taking action on after almost two years, it's your short-term rental regulations. We sent out notice for this for public comment at the end of October. The engagement request is out on BeHeard. We are receiving feedback in from the engagement portal at this point. In review of those comments generally, they are reading the ordinance, which is a good sign. We also have been asked several questions as a separate segment of the engagement portal BeHeard. We will be responding to those publicly, so we are starting to generate a FAQs response. And the questions that are being asked, as well, are insightful. They are asking for clarifications, and this is exactly a part of what we will likely end up having to address during the public hearing, as well. So that is the only item that is on the agenda, and it will begin at 7:00. Standard public procedure will apply, obviously, and, hopefully, we will be able to get through this with a recommendation for City Council consideration. Given that this is an item that does go from the Commission to Council, depending on what the Commission's decision is at the end of the hearing, you do have options available to you. You are able to table, to continue the item if you feel that is necessary, or you can take terminal action on the amendment and we will prepare the appropriate staff report for the Council's consideration, and introduction would be on the 16th of January, if I am not incorrect, if we follow our regular procedure, because the Council does not have a January 2 Council meeting. So those are the details associated with that item. Of course, this is a city-wide text amendment, so there is no map. And then as we talked in work session this evening, the December 21st meeting, which is a scheduled meeting, if you are going to be absent, please let me know as soon as possible. We will have multiple items on that agenda. With that, that is all we have to offer. Thank you very much this evening for your conversation, and we will provide you additional details with the R-C zoning district for the next meeting.

MS. GEUEA JONES: Thank you, Mr. Zenner.

## **IX. COMMISSIONER COMMENTS**

MS. GEUEA JONES: Are there any Commissioner comments? Commissioner Stanton?

MR. STANTON: I abstained from the last vote because I was involved in building the original building, and I may be involved in this part, so I just thought it would be --

MS. GEUEA JONES: We appreciate your conscientiousness. Any other Commission

comments? I had a quick question for staff. At some point, will we -- I don't know how to say this without making it sound like I'm putting extra work on you. But how soon before the December 7th meeting will we get some of the public comments to review, I guess is my question?

MR. ZENNER: It would be coming out with our standard packet production.

MS. GEUEA JONES: The Friday before?

MR. ZENNER: Yeah. Let me get you that date so we have it.

MS. GEUEA JONES: I'm anticipating there will be extra reading compared to our normal.

MR. ZENNER: Interestingly enough, the observation, at least that I can make at this point, we have only received about ten comments within the BeHeard app. We have only received probably about a half a dozen sent directly to our Planning at CoMo.gov e-mail. I will note that we sent out a second notice to 35,000 people today. We also will be running an ad for public comment in Sunday's Columbia Tribune and then we will follow that up with the regular public hearing ad in two weeks, so that number may increase. I'm starting to filter through the comments to summarize, and as I do that, I may be able to provide the Commissioner a little bit of lead time with those, but so the public understands, if they are watching, full submitted comments will be provided to the Commission as part of the packet. And if we are capable to address some of the needs of the Commission for that additional heads-up reading, we will send you what we have, but we will also be responding publicly to questions that have been asked through BeHeard. So the public that does choose to review it from that engagement portal will be able to see questions that their fellow citizens have asked and potentially address them. And the questions that are being asked are ones that I believe we were anticipating. What happens if I'm running over 31 days? What's the basis for single licensure or choosing 120 days? Those are the types of questions that we're being asked at this point. It is not questions that are confrontational, they are more informational, and those are the types of questions that shows what we are seeing at this point. People are digesting the code, and they're asking where there is that confusion, and those are the types of things that we will address. And hopefully, addressing those will reduce even further the amount of commentary we may get.

MS. GEUEA JONES: Thank you very much. Any other Commissioner comments?  
Commissioner MacMann?

MR. MACMANN: Just really quick. Mr. Zenner, I've been meaning to bring this up for several years and keep not doing it. The Tribune is the paper of record. It is not the number one circular in the County of Boone or the City of Columbia. I believe that needs to be addressed to meet the needs of our citizens. It's -- I'm not sure that it's even half of the Missourian anymore. So putting that back in your court, FYI.

MR. ZENNER: Thank you, sir.

MS. GEUEA JONES: Thank you, Commissioner MacMann. And I saw that Council voted for an engagement person, so maybe soon you'll have a direct person to talk to about that.



MR. MACMANN: You mean the local motion employee?

MS. GEUEA JONES: Uh-huh. Okay.

MR. MACMANN: Sorry.

MS. GEUEA JONES: Okay. Are there any other -- yes, Commissioner Loe?

**X. ADJOURNMENT**

MS. LOE: I move to adjourn.

MR. MACMANN: Second.

MS. GEUEA JONES: Adjournment has been moved by Commissioner Loe, seconded by Commissioner MacMann. Without objection, we will stand adjourned.

(The meeting was adjourned at 7:33 p.m.)

(Off the record.)