

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**October 21, 2021**

**Case Number 304-2021**

**A request by Crockett Engineering (agent), on behalf of Central Missouri Subcontracting Enterprises (owner), for the assignment of permanent M-OF (Mixed-Use Office) City zoning, upon annexation, on approximately 0.65-acres of land located approximately 1,200 feet south of the intersection of E. Nifong Boulevard and S. Bearfield Road west of property addressed 4040 Bearfield Road. The parcel is presently zoned County A-1 (Agriculture) and improved with a gravel parking lot.**

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

Staff report was given by Mr. Brad Kelley of the Planning and Development Department. Staff recommends approval of the requested M-OF designation as permanent zoning pending annexation.

MS. LOE: Thank you, Planner Kelley. Before we move on to questions for staff, I would like to ask any Commissioner who has had any -- if they have had any ex parte related to this case to please share that with the Commission so all Commissioners have the benefit of the same information on the case in front of us. Seeing none. Are there any questions for staff? There are not. Thank you, Planner Kelley. With that, we will move straight into public comment.

**PUBLIC HEARING OPENED**

MS. LOE: Does anyone have any comments they would like to share. Please give your name and address for the record.

MR. MILLER: Yeah. Good evening. My name is Kyle Miller with Crockett Engineering, 1000 West Nifong, Columbia, Missouri. Here tonight with Bruce Young, who is the executive director of the Central Missouri Subcontractor Enterprise, applicant for the rezoning. Trying not to reiterate everything that City staff has brought up tonight, so I'll try to keep this brief. But this facility and lot was brought to the attention for SM -- or CMSG from the Consolidated Water Department. The lot location is just south of the Nifong and Bearfield intersection. Just to the east of this lot is the Central Missouri Subcontracting Exchange Giving Gardens facility, and the idea behind it is to purchase this property with the idea to expand as needed via offices, classrooms, associate park, and any other facility that would be needed for this. We come before you tonight with full staff approval. I know Bruce has also met with the neighbors and the neighborhood association, as staff has mentioned, and not receiving any negative feedback. So we're here to address any other questions you might have.

MS. LOE: Any questions? Commissioner Geuea Jones?

MS. GEUEA JONES: Sure. Hi. Thank you. I was just wondering what -- what the benefit will be to you of being rezoned and annexed and all that? Like, what -- why are you choosing to go that route, as opposed to just getting rezoned and staying in the county?

MR. MILLER: I think the idea would be to have an inclusive facility all within the same means of the City of Columbia, everything being part of the one facility and the same ownership as having two different parts and two different facilities in municipalities.

MS. GEUEA JONES: But you're not replatting them altogether, you're just -- you're still going to have two separate parcels, but they're -- that way, they're all the same?

MR. MILLER: Right. Right. But this would have to be platted per --

MS. GEUEA JONES: Yes. Yeah. Yeah. Yeah. Thank you. I'm just exploring. Don't have a problem with it, just exploring your decision-making. Thank you.

MR. MILLER: Okay.

MS. LOE: Commissioner MacMann?

MR. MACMANN: Just a question, and this may be a question for the gentleman sitting there. Central -- the current name of the facility is Central Missouri Subcontracting --

MR. MILLER: Enterprises.

MR. MACMANN: Okay. It used to be CMSC. Does it still have the same function?

MR. MILLER: (No audible response).

MR. MACMANN: That's what I thought. Thank you. I'm -- and I worked at Woodhaven for years, so I'm intimately familiar with this property. That was all I needed to clarify. There was, and you might not know, the staff might not know this. There was a lagoon over there, I think to the southwest of that. Does anyone know what happened to that?

MR. ZENNER: That, I do not, but I -- I have no information related to that.

MR. MACMANN: Do not. Okay. That just -- that was a park question. I have no further questions. Thank you.

MS. LOE: Mr. Zenner?

MR. ZENNER: To follow up on the question that Ms. Geuea Jones was asking, Kyle, can you explain to the Commission, does this parcel currently have any public facilities associated with it -- sewer or water, and is partially the request for the annexation and permanent zoning a result of the need to be able to connect to the public systems that exist adjoining to the site?

MR. MILLER: It's my understanding that the sewer is not at this particular facility, it would be behind it. Staff might be able to help me on that one, but I'm assuming there's water along the right-of-way.

MR. ZENNER: So the sewer extension is what is -- you know, a sewer extension would be necessary, is what I'm driving at. Correct?

MR. MILLER: Correct.

MR. ZENNER: So that is the rationale for the annexation request. This is a City sewer territory. Sewer drives the annexation. Thank you.

MR. MILLER: Yeah. Yeah. City -- oh, I'm sorry. Go ahead, if you --

MS. LOE: No.

MR. MILLER: Yeah. City sewer is located directly north of this site on the site that they also own across the driveway to the north. It's about right here, so it's a pretty close connection to City sewer.

MS. GEUEA JONES: That's helpful context.

MS. LOE: Commissioner MacMann?

MR. MACMANN: To redirect, as I told you, I was very familiar with this site. There was water on it and there was sewer; however, the sewer was connected to -- to call it in any way functional at any time would be inappropriate. It might have been across the street, but I think it ran through there. There was a private sewer on the property to the south. There was a frost free there a long time ago. I don't know if it's even there anymore -- sewers. Thank you.

MS. LOE: Any additional questions for this speaker? I see none. Thank you.

MR. MILLER: Thank you.

MS. LOE: Any additional speakers on this case? If there are not, we will close public comment.

#### **PUBLIC HEARING CLOSED**

MS. LOE: Commissioner comment? Commissioner Geuea Jones?

MS. GEUEA JONES: I just -- I'm not trying to pick on you all, I promised, but I -- I just want to say that I appreciate having the additional context on why -- the annexation, as well. I know that is not directly within our purview, but given the way the process works in this City, I think it's important to get some of those comments on record as this is the only public hearing that will happen on either of those questions. So I just wanted to explain to my fellow Commissioners and to staff my rationale, because I'll probably start asking more of those questions when we see these.

MS. LOE: I had the same question, Commissioner Geuea Jones, so I was glad you raised it. Any additional comments? Commissioner Burns?

MS. BURNS: Yes. If there aren't any additional comments in Case 304-2021, 4000 South Bearfield Road, permanent zoning, I move to approve the requested zoning assignment of the M-OF upon annexation.

MR. STANTON: Second.

MS. LOE: Seconded by Commissioner Stanton. We have a motion on the floor. Any discussion on that motion? Seeing none, Commissioner Carroll, may we have roll call, please.

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

MS. CARROLL: We have eight votes to approve; the motion carries.

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