

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**September 21, 2017**

Mr. Strodtman: Moving now to our first and only public hearing, Case 17-211. At this time, I would any Commissioners who have had any ex parte communications prior to this meeting related to Case 17-211, please disclose that now so that all Commissioners have the same information to consider on behalf of this case in front of us.

**Case No. 17-211**

**A request by Crockett Engineering (agent), on behalf of Stacey Smarr, et al. (owners), for approval of a PD plan to be known as "Schilb Antiquarian". The 1.97 acres subject site is located at 2625 South Providence Road and part of the "Stoney Creek C-P Development Plan." The proposed PD plan includes an office building for Century 21 Advantage Real Estate and a commercial building for use by Schilb Antiquarian.**

MR. STRODTMAN: May we have a staff report, please?

Staff report was given by Mr. Rusty Palmer of the Planning and Development Department. Staff recommends approval of "Schilb Antiquarian" PD Plan.

MR. STRODTMAN: Thank you, Mr. Palmer. Commissioners, do we have any questions for staff? Mr. Palmer, I've got a question. So the land -- can we go back to that landscaping picture? So the reason for it being on the north building is there's too much concrete on the south building to accommodate the landscaping; is that --

MR. PALMER: The -- the access drive, I believe, is adjacent to or very close to the right-of-way, and also there are a number of utilities that go through that area. Mr. Crockett is here for the applicant and I believe he could explain that a little better than I can, but I believe that's the reason.

MR. STRODTMAN: Any additional questions, Commissioners? I see none. This is a public hearing, so I'd like to go ahead and open it to anyone that's in the audience to come forward. Please give us your name and address.

**PUBLIC HEARING OPENED**

MR. CROCKETT: Members of the Commission, Tim Crockett, Crockett Engineering, 1000 West Nifong. There we go. I'm here tonight representing the two property owners -- or, excuse me -- the prospective buyers, Scott and Jill Schilb, who own Schilb Antiquarian -- and Mr. Strodtman, I struggle with that word, too, so I apologize. But they currently own a shop here in downtown. It's a growing business.

They sell rare books, manuscripts, maps, antique historical weapons of a distinct nature, and so, they are -- their business is growing and they're looking for a new -- a new location. So they are a business here in town, so they are locally owned, as well as Century 21, Freddy Spencer and his group of realtors are growing quite rapidly as well, and looking for an office location that they can purchase. This property, if you recall, started out -- it came to you and we've tabled it a couple of times. And the reason for the tablings was the owner decided that they would indeed subdivide the property in two tracts, one for -- one for the Schilbs and then one as a piece that they would retain ownership of. Once they subdivided it, it became more attractive to another buyer, in this case, Mr. Spencer and his group for Century 21. So when they came in and they asked to do a C-P plan or a PD plan on their piece, it made sense that we delay the first one so that we can put them both together so we can see one combined plan as opposed to trying to come in and trying to explain why we're doing two of them back to back that may, you know, coincide with each other. So again, as Mr. Palmer indicated, it is a two-acre tract and we are looking for two owners, but roughly one-acre tracts in each one of them. The -- the Schilb property will be about 98, 100 square foot building. It will be a single-story on a walkout basement. The basement will be where they store their -- have storage for their -- for their product. And then Century 21 will be a slightly larger building. It'll be about 12,500 square feet. Again, it will be a single-story and a walkout, and it will be office uses. Plan highlights is we are able to use a shared common internal driveway, you know. Instead of bringing both of them down and on each individual lot, they work together, so we have a shared, common internal driveway. We're also sharing the existing access point out to Old Route K as indicated. So at that point, if you go to Waffle House, you'll go down a little private drive that gets to it and that's the access that we're going to use. It was intended to serve this piece of property as well as the Waffle House, and so we're going to utilize that existing point. We're not going to have additional points of access out onto Old Route K. Again, of course, common waste facilities, solid waste facilities, which is a positive. And then also the majority of the parking is in the rear. This is something that -- that both properties feel like they can do. The Schilb property, a lot of their buyers come from out of town, out of state, and even out of the country. And so they don't need a lot of parking. It's not a -- it's not a destination situation where the people are driving by and going in there, high volumes on a daily basis, so they don't need much parking up front. They need the parking in the rear in case they have an event. Likewise, the real estate business, their real estate agents can park in the rear as well. To answer your question, Mr. Strodtman, with regard to the landscaping, that is an existing drive that leaves no room for landscaping out front, and so that was the reason for that. Again, it's an infill development. Here it is, the PD plan we've talked about. Both sites will have storm water on their property and accommodate all the regulations. So again we can go through the conclusion, but it is consistent with the comprehensive plan as well as it coincides with Columbia Imagined. Staff recommends approval. I'd be happy to answer any questions.

MR. STRODTMAN: Thank you, Mr. Crockett. Commissioners, any questions for this speaker? I see none. Thank you, sir. Any additional speakers like to come forward?

**PUBLIC HEARING CLOSED**

MR. STRODTMAN: Commissioners, discussion? Mr. MacMann?

MR. MACMANN: Motion? If my fellow Commissioners, they have no –

MR. STRODTMAN: We'll take a motion.

MR. MACMANN: Okay.

MR. STRODTMAN: I think we're ready.

MR. MACMANN: In the matter of 17-211, a request by Crockett Engineering on behalf of Stacey Smarr, et al. for the approval of a PD plan known as Schilb Antiquarian, I move that we do.

MR. STRODTMAN: Thank you, Mr. MacMann. Do we have a second?

MR. STANTON: Second.

MR. STRODTMAN: Mr. Stanton. We have a motion in front of us, Commissioners, made by Mr. MacMann for approval of Case 17-211, and seconded by Mr. Stanton. Is there any discussion needed on this motion? I see none. Ms. Burns, when you're ready.

MS. BURNS: Yes.

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

MS. BURNS: Eight to zero, motion carries.

MR. STRODTMAN: Thank you, Ms. Burns. Planning and Zoning's recommendation for approval of Case 17-211 will be forwarded to City Council for their consideration.