

**MINUTES EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**JUNE 21, 2018**

**Case No. 18-122**

**A request by Simon & Struempff Engineering (agent) on behalf of the North American Islamic Trust, Inc. (owner) for a one-lot replat and design adjustments to Sections 29-5.1(g)(4) and Appendix A.6(b) pertaining to utility easements and lot corner truncations, respectively. The 1.3-acre subject property is located east of Flat Branch Park and is addressed 205 S. Fifth Street. The final plat will combine three existing lots for the purpose of redevelopment to allow construction of a new school on the site. The site is zoned M-DT (Mixed Use-Downtown).**

MR. STRODTMAN: Moving on to Case 18-122. At this time, I would ask any Commissioner who has had any ex parte communications prior to this meeting related to this Case 18-122, please disclose that now so all Commissioners have the same information to consider on behalf of this case in front of us.

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

Staff report was given by Ms. Rachel Bacon of the Planning and Development Department. Staff recommends the proposed replat has been found to comply with the provisions of the UDC with the exception of the requested design adjustments and minor technical corrections. Staff supports approval of the design adjustments and plat as follows:

- 1 Approval of the design adjustment to Section 29-5.1(g)(4) waiving the dedication of ten (10) foot utility easements adjacent to Elm, Fifth and Locust Streets.
- 2 Approval of the design adjustment to Appendix A.6(b) regarding the corner truncation of ninety-degree street intersections and substitution of a ten-foot truncation versus the require 30 feet.

- 3 Approval of the Central Missouri Islamic Subdivision Plat 1 subject to minor technical corrections.

MR. STRODTMAN: Thank you, Ms. Bacon. Commissioners, questions of staff? I see none at this time. We'll go ahead and open it up to the public.

**PUBLIC HEARING OPENED.**

MR. STRODTMAN: If anyone would like to come forward and speak on Case 18-122, just please give us your name and address beforehand.

MR. EL DEIB: My name is Muhammed El Deib, and I live at 2307 Cherry Ridge Lane. Again, I appreciate the opportunity for talking to you tonight, and this is very interesting to know that there's three tracts, and they're effectively becoming a one lot. However, at the time Elm Street was generated due to the curving way of the street, it did generate a small triangle. Can you see it between Elm Street borders? And the Islamic Center has been cutting the grass many times of this, even planting some -- some roses and some flowers over there to make it more appealing and more beautify the area. I am here tonight asking your kindness and request of this small triangle, which is not -- is nothing to be included with the plan so it will be including just a small triangle and we'll take care of it down the road. Thank you very much.

MR. STRODTMAN: Sir, may I ask you a question? Do you own that small little tract, that little triangle? Does the -- do you --

MR. EL DEIB: No, I don't. The City of Columbia, and we were asked several times in the past, the City can -- yeah -- grant it to you or can vest it to you. And since we have this opportunity of they are consolidating those three tracts might be helpful for the City not to worry about cleaning or cutting the grass from time to time, and we already invested our effort in cutting the grass and planting flowers. I'm sure many of you passes by Elm Street and see those red flowers coming very nicely. With the heat, of course, some of those flower leaflets are dropped off.

MR. STRODTMAN: Yeah. I just want to clarify that. We're not able to grant someone's land. We can't -- that's not our land to give to you to accept, so that would be between you and the City, and that would outside of our purview.

MR. EL DEIB: Does this require an application on our behalf?

MR. STRODTMAN: I will assume it's -- it would be a different process that you would maybe purchase the land from the City or, you know, they grant it to you, but it would be –

MR. EL DEIB: It is a small triangle.

MR. STRODTMAN: Yeah. I see it on the map. It is very small and I thank you for taking care of it--

MR. EL DEIB: No problem.

MR. STRODTMAN: -- but that would be outside of our purview, and it would be something that you guys would have to do outside of this with the City and not us.

MR. EL DEIB: Just make a recommendation or --.

MR. STRODTMAN: Sorry. We can't do that. It sounds good.

MR. EL DEIB: Thank you very much, sir.

MR. STRODTMAN: Thank you. Any additional speakers like to come forward this evening? I see none. We'll go ahead and close the public input portion.

### **PUBLIC HEARING CLOSED**

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

MR. MACMANN: If none of my fellow Commissioners have any questions or conversations, in the matter of Case 18-122, Central Missouri Islamic Subdivision Plat Number 1 final plat with all design adjustments --

MS. BACON: And --

MR. STRODTMAN: The minor –

MS. LOE: Approval of the Central Missouri Islamic –

MS. BACON: And subject to minor technical corrections.

MR. MACMANN: Okay. I'm glad you guys finished that for me. I didn't hear what you said. That's why I was, like, what? Thank you. I so move.

MS. LOE: Second.

MR. STRODTMAN: Thank you, Mr. MacMann and Ms. Loe. So, Commissioners, we have received a motion by Mr. MacMann on Case 18-122. It has received its proper second by -- from Ms. Loe. Is there any discussion needed on this motion? I see none. Ms. Burns, when you're ready for a roll call, please.

MS. BURNS: Yes.

**Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Stanton, Mr. Strodman, Ms. Rushing, Ms. Russell, Mr. Toohey, Ms. Burns, Ms. Loe, Mr. Harder, Mr. MacMann. Motion carries 9-0.**

MS. BURNS: Nine to zero, motion carries.

MR. STRODTMAN: Thank you, Ms. Burns. Our recommendation will be forwarded to City Council for their consideration on Case 18-122.