



City of Columbia, Missouri

Meeting Minutes

Planning and Zoning Commission

Thursday, July 10, 2025
5:30 PM

Work Session

Columbia City Hall
Conference Rm 1A/1B
701 E Broadway

I. CALL TO ORDER

Present: 9 - Anthony Stanton, Sharon Geuea Jones, Shannon Wilson, Robert Walters, McKenzie Ortiz, David Brodsky, Les Gray, Kate Stockton and Cody Darr

II. INTRODUCTIONS

None

III. APPROVAL OF AGENDA

Meeting agenda adopted unanimously.

Move to adopt agenda as submitted

IV. APPROVAL OF MINUTES

June 5, 2025 Work Session

The June 5, 2025 work session minutes approved unanimously.

Move to adopt work session minutes as presented

V. OLD BUSINESS

A. UDC Revision - Definition of "Family" Follow-up

Mr. Zenner presented the topic and noted that following discussion with former Director Teddy that staff was proposing that the provision previously discussed allowing a "group of up to 8 unrelated individuals" be eliminated from the definition. This recommendation was offered given consideration of the significant of the change and the possibility that its inclusion of it would result in opposition to the overall amendment. Mr. Zenner also noted that staff had done research and was prepared to offer 3 options for the definition of "single housekeeping unit" as had been requested at the June 5 work session.

With respect to the new definition, Mr. Zenner noted that simplicity was the key and that the term within the regulatory world was fairly well understood. Furthermore, he noted that the term has been within the existing definition since its creation in the 1990's and has never previously presented an issue. He acknowledged that providing a definition now would possibly avoid questions later given the change that was being considered.

There was Commission discussion on both changes to the previously submitted definition. The Commissioners agreed that the eliminate the "up to 8 unrelated persons" provision was likely appropriate given the real effort in the proposed revision was to create a consistent number of unrelated individuals within a dwelling across all zoning districts. The Commission also noted that the remaining

two provisions would address concerns about being too narrow on the concept of blended, multi-generational, or non-traditional “family” formations. The Commission agreed that staff should remove the provision to ensure possible conflict in moving the definition forward was reduced.

With respect to the definition of “single housekeeping unit”, there was extensive discussion on if the definition was necessary and if so which of the three options was the “simplest” and most direct way of describing what was meant by the term. After taking a vote with respect to including the definition in the proposed revision, which was supported, the Commission requested that portions of the Idaho Falls, Idaho definition be blended with the full definition used in Oakland, California. Mr. Zenner noted that could be done and highlighted the text within the Idaho Falls definition that the Commissioners where most interested in including within the blended definition was the purpose of ensure all Commissioner’s agreed on the text that would be added.

Following a voice vote of agreement, Mr. Zenner noted that prior to seeking public input and advertising for a public hearing on the proposed text change the Commission would see the full “final draft” of the revision at the next work session. The Commission agreed that was appropriate and thanked Mr. Zenner and staff for the work in preparing the amendment.

B. UDC Text Change - Small Lot Integration Recap & Status Update

Mr. Zenner noted that the purpose of this agenda item was to bring the newest Commissioners up to date on the purpose of the text change, what has been discussed, and where the Commission still needed to go with respect to completing this task. Following this introduction, Mr. Zenner spent the remainder of the work session giving a presentation on the elements of the text change. Due to time constraints, the presentation was ended prior to completing the full overview. Mr. Zenner noted that the presentation would be completed at the July 24 work session and it was possible that discussion of the subdivision regulation changes may also be presented.

VI. NEXT MEETING DATE - July 24, 2025 @ 5:30 pm (tentative)

VII. ADJOURNMENT

Meeting adjourned at 7:00 pm.

Move to adjourn