



Meeting Minutes

DATE **3/2/2022** TIME **5:30pm – 6:30pm**

PLACE **McClure – Columbia, 1901 Pennsylvania Drive, Columbia, MO 65202**

PURPOSE **Lanier Landscaping Conditional Use Permit - Interested Parties Meeting**

ATTENDEES **See attached attendance list**

NOTES BY **Ryan Fuller**

The following meeting notes summarize the discussions and decisions made at the meeting.
Please inform *TBD* of any additions, corrections, or clarifications to these notes.

- Brief introduction
- History of Lanier Landscaping given by Lance Lanier
- Explanation of the Lanier Conditional Use Permit Request by McClure/Coil Construction team
- Q&A session for neighbors in attendance
 - a. Concern raised that the construction removed some of the vegetation along the property boundary shared with the residential lots
 - i. McClure reviewed City approved landscape plan showing Level 3 perimeter screening that will be planted as part of construction project
 - b. One neighbor had expressed concern approval of the Conditional Use Permit would allow manufacturing uses onsite.
 - i. McClure explained the difference between an allowed and conditional use in the City's UDC and explained this Conditional Use Permit would only allow "Mechanical and Construction Contractors" as a use on the site, in addition to other allowed uses defined in the UDC.
 - c. Neighbors in close proximity are concerned with level and frequency of noise coming from the site. Some were concerned the site will continue to generate as much noise as the current construction of the property.
 - i. Lance Lanier explained how the site will function once construction is complete. The site will be used for workers to meet early in the morning to receive the day's job instructions, load the necessary equipment or materials from the outdoor storage area onto trucks or trailers, and then leave the site to perform the company's work for the day.
 - ii. Lanier and Coil explained how the day-to-day operation of the site, once completed, will not produce the level or frequency of noise as are currently experienced while the site improvements & building construction are underway.
 - d. Neighbors want to be sure the site lighting is not shining onto their property
 - i. McClure and Coil explained that the site does include some lights to provide security and to deter vandalism onsite. McClure and Coil discussed that the lights are angled downward towards the site and positioned to avoid light pollution from the property onto neighboring properties. McClure also referred to the landscaping plan and explained the perimeter landscape screening and the outdoor storage enclosure

would prevent ground level lighting or views from impacting the surrounding property.

- The neighbors present felt their questions and concerns were sufficiently addressed by the Lanier/Coil/McClure team.

End of Notes

LANIER CONDITIONAL USE PERMIT
INTERESTED PARTIES MEETING
SIGN IN SHEET

NAME

ADDRESS

CONCERNS

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Lance Lanier (Lanier Landscaping)

Greg Chillion (Coil Construction)

Ryan Fuller (McClure)