

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**November 10, 2022**

**Case # 007-2023**

**A request by Crockett Engineering (agent), on behalf of John Gerau RLT (Owner), seeking assignment of R-1 permanent zoning, subject to annexation, of a 9.80-acre tract of land located south of Mexico Gravel Road approximately 640-feet west of Wyatt Lane.**

MS. GEUEA JONES: May we have a staff report.

Staff report was given by Mr. Zenner of the Planning and Development Department. Staff recommends approval of R-1 zoning as permanent City zoning, upon annexation.

MS. GEUEA JONES: Thank you for that. Before we go to questions for staff, are there any members of the Commission who have received outside information they would like to share with their fellow Commissioners at this time? Seeing none. Any questions for staff? Seeing none. Are there any members of the public that would like to speak on this case? : Please come forward and state your name and address for the record. Speak directly into the mic.

**PUBLIC HEARING OPENED**

MR. BUTCHER: Commissioners, David Butcher, Crocker Engineering, 1000 West Nifong. I represent the client, John Gerau. Our objective here is pretty simple. He wants to build him a house. He started his permitting process in the County. The proximity to the City sewer indicates that the City -- the County will not give him a permit until he has worked out an arrangement to have City sewer. So in order to annex, we have to come here and establish the zoning that we are going to put on the property. In the County it is RS zoning which is exactly the same thing as the R-S/R-1, so I am here to ask for your permission to annex, to get permanent zoning of R-S/R1

MS. GEUEA JONES: Any questions for this speaker? Seeing none. Thank you very much for being here tonight. Anyone else who would like to speak on this case? Seeing none.

**PUBLIC HEARING CLOSED**

MS. GEUEA JONES: Commissioner comments on the case? Commissioner Stanton?

MR. STANTON: If my colleagues are void of any other questions, I would like to make a motion, Madam Chair.

MS. GEUEA JONES: Please.

MR. STANTON: As relates to Case 007-2023, I move to approve the requested rezoning to R-1

pursuant to annexation.

MR. MACMANN: Second.

MS. GEUEA JONES: Moved by Commissioner Stanton. Seconded by Commissioner MacMann. Is there any discussion on the motion? Seeing none. Commissioner Carroll, may we have a roll call.

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

MS. GEUEA JONES: What's the vote count?

MS. CARROLL: Oh. The motion carries; eight yes -- eight to approve.

MS. GEUEA JONES: Excellent. That motion -- or that recommendation will be forwarded to City Council. Is there any other business on this case number? Commissioner Carroll?

MS. CARROLL: I would like to make a move -- a motion to remove the combined annexation from the consent agenda so that it -- so that it won't receive a combined vote on this case along with all others on the calendar for consent agenda at Council.

MR. MACMANN: I'll second that.

MS. GEUEA JONES: Commissioner Carroll has moved to remove the combined annexation and zoning case from the consent agenda before City Council. That motion was seconded by Commissioner MacMann. Any discussion on the motion? Seeing -- Commissioner Loe?

MS. LOE: Can you just clarify again the purpose of removing from the consent agenda?

MS. GEUEA JONES: Commissioner Carroll?

MS. CARROLL: The purpose of removing from the consent agenda is because permanent zoning pending annexation when it goes to Council, the zoning request and the annexation request, unless removed -- separated and removed, go together to the consent agenda and there is only one vote for the entire consent agenda. I would like these to be considered separately since this body did not consider or vote on the annexation portion. I do this for clarity to Council so that we do not infer any considerations of annexation was approved or studied by this body.

MS. GEUEA JONES: Commissioner Placier?

MS. PLACIER: I am sympathetic to the intentions of this because I do think that these things are conflated. I wonder if this body can make a motion about annexation -- on the place of annexation --

MS. GEUEA JONES: That's not --

MS. PLACIER: -- on the City Council's agenda?

MS. GEUEA JONES: That's not the motion. The motion is this case number, which is usually combined with annexation. And --

MS. PLACIER: Okay.

MS. GEUEA JONES: -- it is in our rules that allows us to do that.

MS. PLACIER: Okay. I just wanted to be sure of that --

MS. GEUEA JONES: Yes.

MS. PLACIER: -- since we do not have any jurisdiction over annexation.

MS. GEUEA JONES: Yeah. No, we -- this started a year and a half ago, maybe, and we chatted with staff about what we can do, because we were getting confusion from members of the public and Council as to why we were approving all these annexations, which we don't do.

MS. PLACIER: Yeah. I understand that.

MS. GEUEA JONES: Any other discussion on this motion? May we please have a roll call.

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

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

MS. GEUEA JONES: Thank you. Staff, please express our wishes to Council. Moving on to our last case of the evening.