

**EXCERPTS**  
**PLANNING AND ZONING COMMISSION MEETING**  
**COLUMBIA CITY HALL COUNCIL CHAMBER**  
**701 EAST BROADWAY, COLUMBIA, MO**  
**May 4, 2023**

**Case # 144-2023**

A request by A Civil Group (agent), on behalf of Sonya Andreassen-Henderson (owner), for approval of a Conditional Use Permit (CUP) to allow a second principal dwelling to be constructed on property addressed as 1605 & 1607 Westwinds Drive subject to approval of a concurrent request to rezone the 10.53-acre tract from R-1 (One-Family Dwelling) to A (Agriculture) as presented in Case # 142-2023. If the CUP and rezoning are approved, a second single-family dwelling would be allowed on the subject acreage in addition to the existing home addressed as 1605 Westwinds Drive. The 10.53-acre subject site is located at western terminus of Westwinds Drive, north of Stadium Boulevard and is commonly addressed as 1605 & 1607 Westwinds Drive.

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

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of the requested conditional use permit allowing a second principal residence to be constructed on the 10.53-acre parcel with said residence being addressed 1607 Westwinds Drive subject to rezoning of the acreage to A (Agriculture) as presented in Case # 142-2023.

MS. GEUEA JONES: Thank you. Before we go to questions for staff has anyone had any contact with any of the parties in this case? No. Okay. Thank you. Questions for staff? Seeing none. Public comment?

**PUBLIC HEARING OPENED**

MR. GEBHARDT: Jay Gebhardt, A Civil Group, 3401 Broadway Business Park. I'm here to answer questions. I -- I do want to say a little bit. This has been a process that we started for the Henderson's over a year ago, and she had a real simple request. She just wanted to build a home. And so, I don't want to muddy this discussion with any of that, but she sure would appreciate a positive vote on this tonight and be able to come back home and build a home on her family's property.

MS. GEUEA JONES: Thank you. Any questions for this speaker?

MS. WILSON: No questions. But thank you for hanging in there.

MR. GEBHARDT: Thank you.

MS. GEUEA JONES: Thank you, Commissioner Wilson. Thank you.

**PUBLIC HEARING CLOSED**

MS. GEUEA JONES: Any Commissioner comment? Commissioner MacMann?

MR. MACMANN: Two things before I pass this ball. Number one, every time I see this property, I think of the Busch property in downtown St. Louis, because there is a castle in downtown St. Louis. And secondly, I would like to make a motion, but this is the last opportunity for Commissioner Burns --

MS. BURNS: No. You go ahead but thank you.

MR. MACMANN: In the name of Commissioner Burns as it refers to Case 142-2023, 1605 Westwinds Drive rezoning and CUP --

MR. ZENNER: I'm sorry. You --

MR. MACMANN: I move to approve.

MS. GEUEA JONES: Just the CUP.

MR. ZENNER: It's the CUP only.

MR. MACMANN: Just the CUP. Just the CUP. Correction. I move to approve.

MS. BURNS: Second.

MS. GEUEA JONES: I've got a motion for approval by Commissioner MacMann and a second by Commissioner Burns in deference to this being her last case. Is there any discussion on the motion? One question for legal. Did we get in that motion the substantial compliance with the exhibit? And maybe that's for the transcriptionist.

MS. THOMPSON: I don't believe that was made a part of the motion, but you can make the motion --

MS. GEUEA JONES: Okay.

MS. THOMPSON: -- to amend the motion.

MS. GEUEA JONES: I would move to amend the motion.

MR. MACMANN: I would gladly entertain and accept that amendment.

MS. GEUEA JONES: Thank you very much. That amendment --

MR. MACMANN: Ms. Burns?

MS. BURNS: Yes.

MS. GEUEA JONES: The motion maker and second have agreed to my amendment to include the word substantial compliance with submitted application exhibit to the previous motion. I get a nod from legal. Excellent. In that case any discussion on the motion as amended? Seeing none. Commissioner Carroll, may we have a roll call.

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

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

MS. GEUEA JONES: Thank you. That recommendation will be forwarded to City Council.