

Planning and Zoning Commission Work Session Minutes

October 19, 2017

Conference Room 1-B – 1st Floor City Hall

ATTENDANCE:

Commission Members Present: Burns, Harder, Loe, MacMann, Rushing, Strodman, Stanton, Toohey

Commission Members Absent: Russell

Staff Present: Teddy, Palmer, McManus (for Caldera)

ADJUSTMENTS TO AGENDA: None; Mr. Strodman announced that Commissioners have received the *2017 City of Columbia Commissioner Handbook* via email from staff. Assistant City Counselor Jack McManus introduced himself to the Commission and explained that he was a substitute for Mr. Caldera that evening.

TOPICS DISCUSSED – New Business

- A. **Building Permit Report.** Mr. Strodman introduced the September Building Permit Report including data on individual building permits issued in September and the Calendar Year-to-Date building permit data through September for 2017, 2016, and 2015. It was noted total valuation was higher - valuation for commercial higher, residential lower - in 2017 compared to previous years. (information only, no action)
- B. **2018 Partners for Smart Growth Conference Attendee Selection.** Mr. Strodman asked if any Commissioners wanted to attend the Conference [scheduled for February 1-3, 2018 in San Francisco, California] in 2018. Ms. Loe, Mr. MacMann, and Mr. Stanton all indicated interest in attending the conference. After discussion, Mr. Strodman suggested that Mr. MacMann attend the conference since he had not attended one before. Ms. Loe and Mr. Stanton would have further discussion with staff regarding which of them should attend since the Commission budget only allowed for two members, and if two members attend, some cost-saving measures would be needed.

OLD BUSINESS

- A. **Permitted and Conditional Uses – Potential Amendments (follow-up from October 5th)** Mr. Strodman resumed the discussion of Conditional Uses in the Unified Development Code that was begun on October 5, 2017. Mr. Teddy directed Commissioners' attention to the Table of Permitted Uses. Discussion resumed with the Community Service Land Use Category. What follows is a summary of Commissioner discussions:
 - **Assembly or Lodge Hall (Conditional Use in M-N District):** Commissioners suggested reclassification to a permitted use, subject to use-specific standards setting limits on scale, details to be determined.

- **Cemetery or Mausoleum (Conditional Use in all R Districts):** After discussion, Commissioners generally supported leaving as-is. There was some concern regarding the need to buffer cemeteries or alter neighboring building setbacks because of the base residential zoning, as was recently discussed for property east of Columbia Cemetery. Mr. Teddy suggested screening/buffering could be an obligation of a new or expanded cemetery or mausoleum, as that creates the need for privacy.
- **Community/Recreation Center:** No change.
- **Funeral Home or Mortuary:** No change.
- **Higher Education Institution (C in IG):** Commissioner discussed examples where higher education users sought space in light industrial districts; it was felt in some cases (for example skilled trades training) higher education would be compatible. Commissioners agreed with the general philosophy of keeping student and industrial traffic separated. No change.
- **Hospital (C in MD-T):** Commissioners reviewed the definition of Hospital and noted many benign examples compatible in all commercial districts. After discussion it was felt that Hospital use could be compatible with M-DT but there is a need to examine vehicular access needs that might conflict with building form standards. Commissioners acknowledged that some medical functions including accessory minor procedures could be accommodated in the [medical] office category. Staff will follow-up with suggested use-specific standards (such as compliance with form district requirements for limited service “hospitals”). No change for now.
- **Museum or Library (C in R Districts, IG):** No change.
- **Police or Fire Station (C in IG):** Mr. Teddy explained that, where under city jurisdiction, these were public buildings that would always be handled through the capital improvement process, so there would be hearings and public input regardless of zoning. Commissioners acknowledged that the Police Training Facility is in a [Boone County] industrial district. Permitted with use-specific standards in IG?
- **Public Service Facility (P in all Districts except O):** Though not a conditional use, Commissioners wanted to discuss the ambiguities in the definition of this use. It was agreed that use-specific standards should be applied to Public Service Facilities to define appropriate limits of by-right zoning. Staff will follow-up.
- **Reuse of Place of Public Assembly (C in all R Districts):** Commissioners questioned why this use was neither a permitted or conditional use in any Mixed Use or Special Purpose Districts. Mr. Teddy explained that the use referred to adaptive reuse or repurposing of buildings built for public assembly permitted uses in R Districts, such as schools and religious institutions. It offered a means to preserve public assembly buildings with alternative uses not otherwise permitted in R Districts. Commissioners recommended “C” in all Districts. Staff will follow-up with further analysis and a better explanation of the intent of the use.
- **Public Utility Services, Major and Minor (C in R Districts; Major is C in M-OF District):** Ms. Loe read the definitions. No change.
- **Farmers Market (T in some, P in other Districts):** Commissioners discussed why some Districts, for example residential, designate this as a permitted temporary (“T”) use. Mr. Teddy told Commissioners the permanent market at the ARC is zoned C-P [*sic*] Commercial Planned District.
- **Greenhouse or Plant Nursery (P in M-C, IG, A):** Commissioners wanted clarification that this refers to principal, permanent installations and not seasonal sales. Mr. Teddy indicated that was the case.

- **Pet Store or Pet Grooming (C in IG and A):** Commissioners considered changing the “C” to “P” but remained concerned about the possibility of a “puppy mill” if commercial pet sales were permitted as of right in IG or A Districts. No change without additional safeguards.
- **Urban Agriculture (C in RM-F, M-C, MD-T):** Mr. Stanton questioned why Urban Agriculture was not permitted in R-1, R-2 and some other Districts. Commissioners discussed the possibilities for homeowners growing their own produce for sale; if done off-site in conjunction with an occupied residence on the same property, generally would be permitted; if the primary use or point of sale was in a residential district, not permitted. To be continued.

Next: follow-up on selected items and continued review of the Permitted Use Table beginning with “Veterinary Hospital.”

ACTIONS TAKEN: The Commissioners unanimously approved the October 5, 2017 work session minutes subject to correction of two typographical errors. The Commission made no other motions or actions.

Mr. Strodtman adjourned the meeting at 6:56 P.M.

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